THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, 305 FOURTEENTH VENUE, NORTH, NASHVILLE, TENNESSEE 37203 UPON INFORMATION FURNISHED BY THE PARTIES.

BOOK 10012 PG 140

PICK-UP

0170169
IDENTIF. ↑ REFERENCE

96 APR 11 AM 10:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value whichever is greater, for this transfer is $81,458.76.

Lillian T. Foster
Affiant

Subscribed and sworn to before me this the 10th day of April, 1996.

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Notary Public

My Commission Expires: 8-4-96

WARRANTY DEED

Address New Owner(s)as follows:	Send Tax Bills To:	Map-Parcel Numbers
Lillian T. Foster 618 Galaxie Drive Nashville, TN 37209	Fleet Mortgage Group, Inc. P.O. Box 3151 Milwaukee, WI 53201-3151 Loan No. 4793574	Map 102-3 Parcel 20 Field Book 8DA-33754

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration the receipt of which is hereby acknowledged, we, Stephen N. Foster and wife, Reba Joyce Foster, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Lillian T. Foster, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 1066 on the Plan of Charlotte Park, Section 15, of record in Plat Book 3300, Page 75, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Stephen N. Foster and wife, Reba Joyce Foster, by deed from Lillian T. Foster of record in Book 9640, Page 317, Register's Office for Davidson County, Tennessee.

Subject to all restrictions, easements and plats of record in the Register's Office for Davidson County, Tennessee.

The Grantee herein expressly assumes that certain deed of trust note as evidenced by the deed of trust of record in Book 7163, Page 525, Register's Office for Davidson County, Tennessee, and expressly assumes responsibility for all payments owing thereunder, joining in this instrument to acknowledge the same.

This is improved property known as 618 Galaxie Drive, Nashville, Tennessee 37209.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, her heirs and assigns, forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as set forth above, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 10th day of April, 1996.

BOOK 10012 PG 141

LILLIAN T. FOSTER, AN UNMARRIED PERSON

STEPHEN N. FOSTER

REBA JOYCE FOSTER

9214 04/11 0101 03CHECK 310.40

STATE OF TENNESSEE
COUNTY OF DAVIDSON

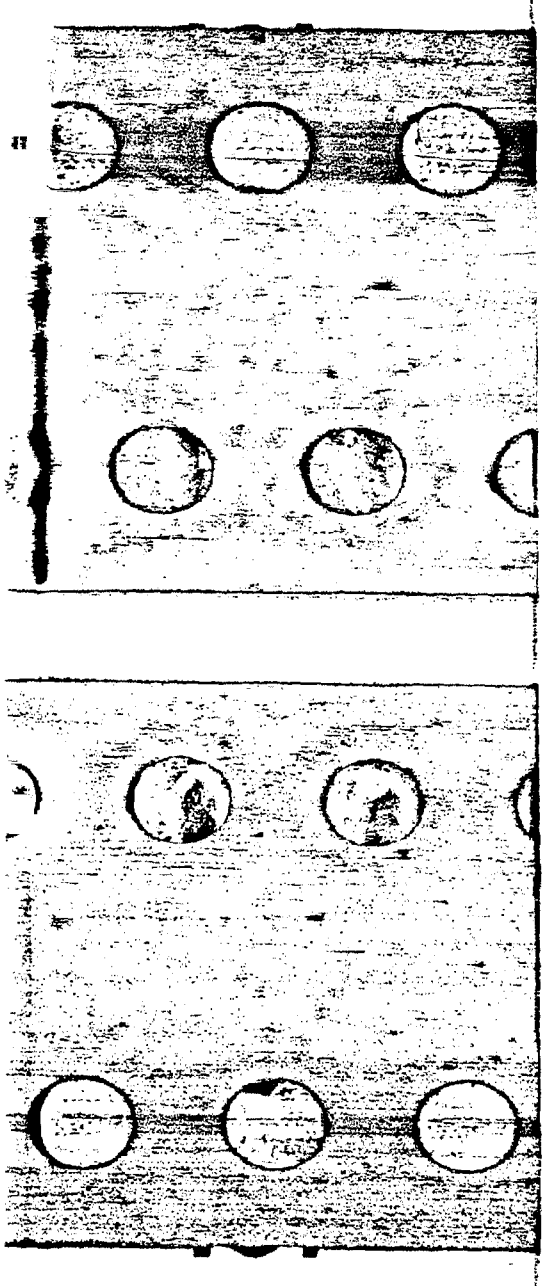
Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Lillian T. Foster, an unmarried person, and Stephen N. Foster and wife, Reba Joyce Foster, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 10th day of April, 1996.

NOTARY PUBLIC

My Commission Expires: 8-4-98

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10012 PG 142

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 81458.76
CON TX 301.40
PRFEE 1.00
WDEED 8.00
TOTAL 310.40
CHECK 310.40

04/11/96 01 10:07 0001 9214

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01701 69
IDENTIF. & REFERENCE

96 APR 11 AM 10:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1027189