Address & Address of New Owner:
J. W. Foster
1420 Clifton Lane

Nashville, TN 37215

Send Tax Bills to:
Same as New Owner

Tax Map and Parcel Nos.
Map 051-04-0
Parcel 050.00

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100--- ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **WE, KEITH W. SEALY AND WIFE, STACY D. SEALY,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **J. W. FOSTER,** hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land located in DAVIDSON County, Tennessee and being more particularly described in Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land together with all and singular easements, appurtenances, heriditaments, estate, title and interest thereto belonging or in anywise appertaining to the said Grantee, his successors and assigns in fee simple forever.

GRANTORS do hereby covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except for taxes for the year 1996; any and all Easements, Building Setback Lines, Notes, etc, if any, as may be set forth on the Plan Stratton Heights Subdivision as of record in Plat Book 1835, Page 13, Register's Office for said County.

GRANTORS do further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors 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 my hand this the 12th day of April, 1996.

Keith W. Sealy

Stacy D. Sealy

STATE TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Keith W. Sealy and wife, Stacy D. Sealy, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tenenssee, this the 12th day of April, 1996.

My Commission expires:
5/23/98

Deanie L. Gregory
Notary Public

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $52500.00.

Affiant

Sworn to and subscribed before me
this the 12th day of April, 1996.

Deanie L. Gregory
Notary Public

My Commission expires: 5/23/98

THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY, ATTORNEY
GREATER NASHVILLE TITLE & CLOSING CO.
223 Madison Street, S. 102
Madison, Tn 37115

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Stratton Heights Subdivision as of record in Plat Book 1835, Page 13, Register's Office for Davidson County, Tennessee to which Plat reference is here made for a complete description thereof.

Being the same property conveyed to Keith W. Sealy and wife, Stacy D. Sealy by deed from of record in Book ~~1835~~ 8184, Page ~~13~~ 769, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 903 GIBSON DRIVE, MADISON, TN 37115.

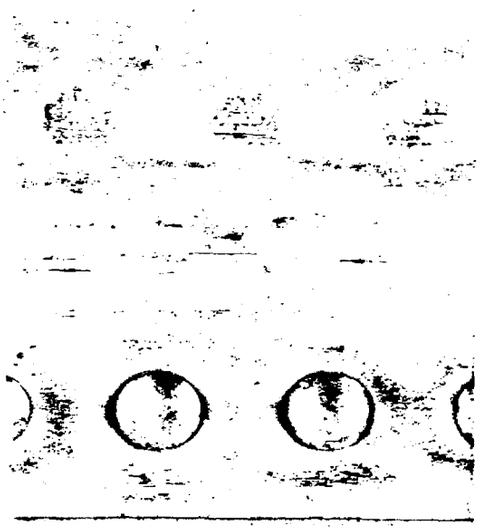
0171814
IDENTIF. & REFERENCE
96 APR 16 AM 10:45

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

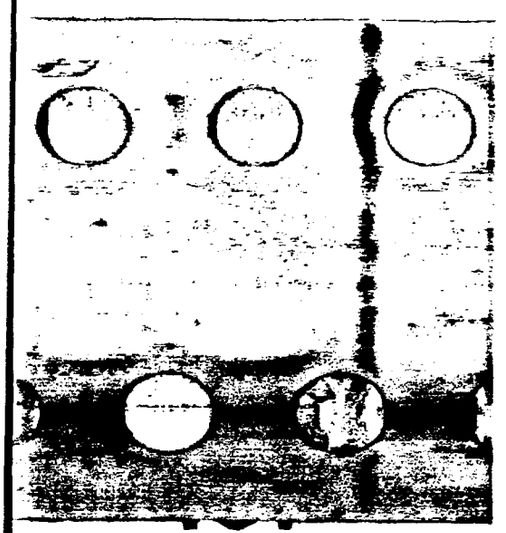
FOR _____

RB# 10016 PG 660

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
			DEED	53530.00
			CO TX	174.25
			PRFEE	1.00
			MISC	12.00
			TOTAL	307.25
			CHECK	307.25
04/16/96	WD	15346	0001	1302

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



96 APR 16 AM 10:45

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

017814

IDENTIF. # REFERENCE

No. 1028958