10877-1

14A

WARRANTY DEED

STATE OF TENNESSEE BOOK 10072 PG 934
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,900.00

Beverly J Spencer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May 19 96

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOANIE FANCHER (NAME)	LEADER FEDERAL BANK (NAME)	MAP 152-2
1025 Wesleyville Street (ADDRESS)	P.O. Box 2926 (ADDRESS)	P/O PARCEL 195
Nashille, TN 37217 (CITY) (STATE) (ZIP)	Memphis, TN 38101-2926 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, BRENT FOSTER AND WIFE, CHERYL FOSTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOANIE FANCHER AND BEVERLY J. SPENCER, BOTH UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 82A of the Zone Lot Division of Lot 82 Harbor Gate, Section 2, Revised of record in Book 8250, page 581, Register's Office of Davidson County, Tennessee, said plat being a revision of the plat of record in Book 6250, page 33, said Register's Office, to which plat reference is hereby made for a more complete legal description.

BEING part of the same property conveyed to Robin York, by Deed from David Cotham, Married, of record in Book 9937, Page 406, Register's Office for Davidson County, Tennessee. The said Robin York having quitclaimed his interest in the property to Brent Foster by Quitclaim Deed of record in Book 9937, page 414, Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 6366, Page 494, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

CHERYL FOSTER, spouse of the above named BRENT FOSTER, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

unimproved ( )
This is improved (X) property, known as 1025 Wesleyville Street, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand s this 30th day of May 19 96

Brent Foster
BRENT FOSTER

Cheryl Foster
CHERYL FOSTER

BOOK 10072 PG 935

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 BRENT FOSTER AND WIFE, CHERYL FOSTER

the bargainor S, 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 official seal at NASHVILLE, Tennessee, this 30th day of May, 19 96.

Commission expires July 26, 1997

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

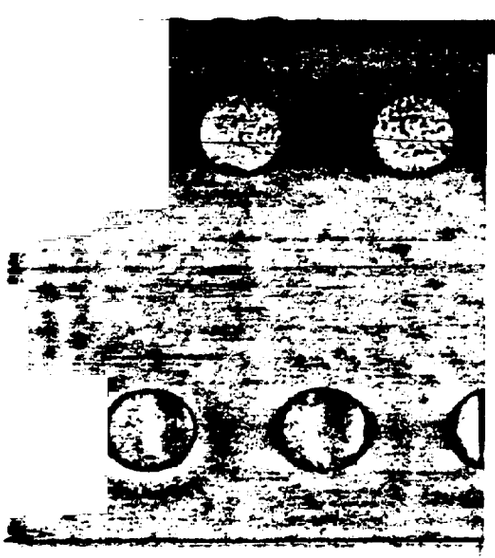
My commission expires _____

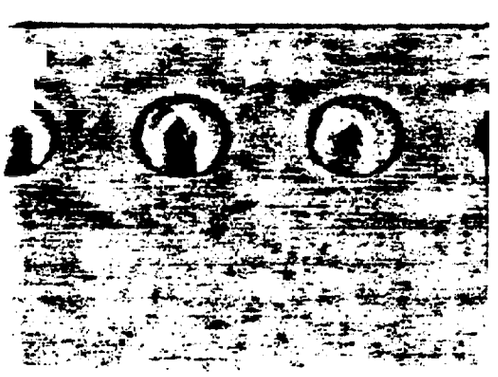
_____
Notary Public

0188622
IDENTIF. ➔ REFERENCE

96 JUN -4 PM 1:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3951 06/04 1:01 03CHECK 300.93





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

RECEIVED OF _____

FOR _____

BOOK 10072 PG 936

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 78900.00
CON TX 291.93
PRFEE 1.00
MDEED 8.00
TOTAL 300.93
CHECK 300.93

06/04/96 01 13:16 0001 9991

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0188622
IDENTIF. ↑ REFERENCE

96 JUN -4 PM 1:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1046867