THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $199,000.00 E Michael Foster **AFFIANT** Subscribed and sworn to before me, this 30th day of August, 1996. Notary Public My Commission Expires: 4/24/97

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
E. Michael Foster and wife, Mary K. Foster 305 East Griffin Ct. Nashville, TN 37221	SAME	155-3D-82 CO

3575 09/03 0101 03CHECK 745.30

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM E. HARDIN** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **E. MICHAEL FOSTER AND WIFE, MARY K. FOSTER**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 82 on the Final Plat of Allens Green, Section 1, of record in Book 7900, page 632, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William E. Hardin and wife, Pamela E. Hardin of record in Book 9573, page 149, Register's Office for Davidson County, Tennessee, and further conveyed to William E. Hardin by quitclaim deed from Pamela E. Hardin of record in Book 10135, page 473, Register's Office for Davidson County, Tennessee.

Conveyed subject to the following:

1. 1996 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree

to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 7900, page 632, Register's Office for said County.

3. Restrictive covenants of record in Book 9231, page 789, Register's Office for said County.

4. Easement for Permanent Drainage and Temporary Construction granted to Metropolitan Government of Nashville and Davidson County of recording Book 8278, page 236, Register's Office for said County.

5. Storm water Detention Agreement of record in Book 9278, page 36, Register's Office for said County.

6. Agreement for dedication of easement for public utilities of record in Book 8626, page 884, Register's Office for said County.

This is improved property known as 305 East Griffin Court, Nashville, Tennessee 37221.

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 he covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, 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 person 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 hands this 30th day of August, 1996.

William E. Hardin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM E. HARDIN**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of August, 1996.

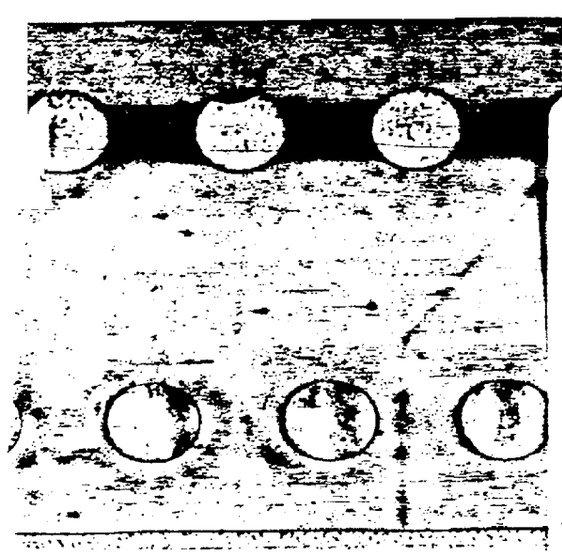
Notary Public

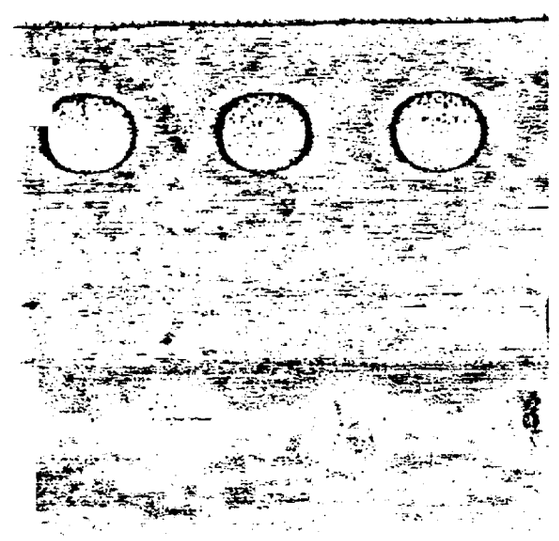
My Commission Expires: 11/27/94

0220666
IDENTIF. & REFERENCE

96 SEP -3 PM 3:38
FELIX A. WILSON III REGISTER
DAVIDSON COUNTY, TN.

0020707.01





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

RECEIVED OF _____

FOR _____

BOOK 10176 PG 63

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 199000.00
				CON TX 736.30
				PRFEE 1.00
				WDEED 8.00
				TOTAL 745.30
				CHECK 745.30

09/03/96 01 15:42 0001 3575

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0220666 IDENTIF. ↑ REFERENCE

96 SEP -3 PM 3:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1026081