FILE BOX 11

WARRANTY DEED

BOOK 10223 PG 658

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 49,000.00

Andre Foster
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
4th DAY OF October, 19 96

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAW OFFICE OF RICHARD MANSON, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andre Foster (NAME)	First Union (NAME)	60-12-166
3106 Conviser Drive (ADDRESS)	4300 Six Forks Road (ADDRESS)	
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	Raleigh, North Carolina 27609 (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, James R. Smith, Jr., unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andre Foster and wife, Alfreda Foster

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. 12-A on the Plan of Zone Lot Division Lot Numbers 12, 13, and 24, Section 2, Adanoroc Subdivision, of record in Plat Book 6200, page 616, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to JAMES R. SMITH, JR. by deed from Resolution Trust Corporation as receiver of Metropolitan Federal Savings and Loan Association, F.A., of record in Book 8948, page 546, as re-recorded in Book 8991, page 43, Register's Office for Davidson County, Tennessee.

0236544
IDENTIFICATION REFERENCE

96 OCT 16 AM 9:44
REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 3106 Conviser Drive, Nashville, Tennessee 37207
(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 my hand this 4th day of October 19 96

James R. Smith, Jr.
James R. Smith, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10226 PG 659

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James R. Smith, Jr., unmarried

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 4th day of October, 19 96.

Commission expires July 24, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

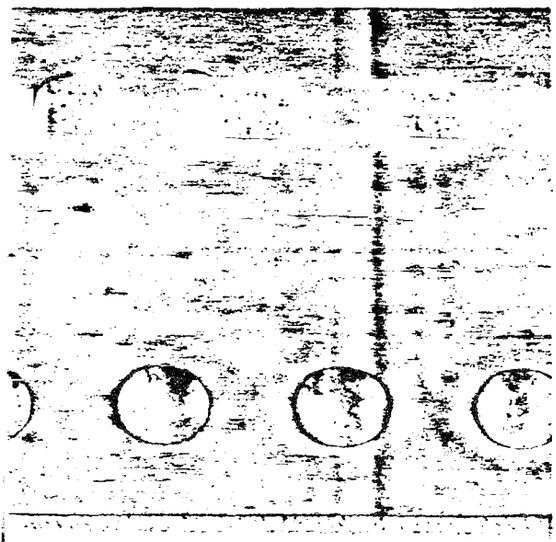
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____.

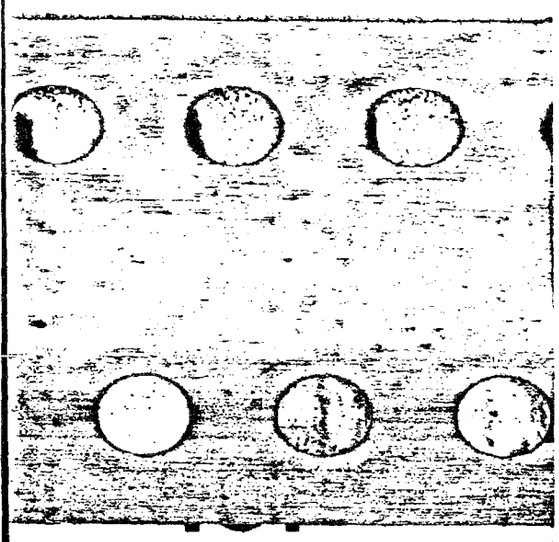
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

0468 10/16 0101 03CHECK





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10226 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

CAMT	49000.00
CON TX	181.30
PRFEE	1.00
WDEED	8.00
TOTAL	190.30
CHECK	190.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 0468

0236544
IDENTIFICATION REFERENCE

96 OCT 16 AM 9:45

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN.

Nº 1077507

No. [redacted]