WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(35003)

BOOK 10241 PG 437

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF October, 19 96

Notary Public

MY COMMISSION EXPIRES: 7/25/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Audrey Colquitt (NAME)	NationsBanc Mortgage Corporation (NAME)	150-6-145
3105 Woodymore Drive (ADDRESS)	P.O. Box 353 (ADDRESS)	2DX-4534
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Louisville, KY 40201-0353 (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

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Audrey Colquitt, 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. 31A, on the Plan of Woodymore Heights, Section 2, ZLD, of record in Plat Book 8250, Page 630, said Register's Office, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Brent Foster by deed from Yon H. Burton of record in Book 9949, Page 144, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

96 OCT 30 AM 9:08
DAVIDSON COUNTY, TN.

02411291
IDENTIFICATION REFERENCE

unimproved ( )
This is improved (X) property, known as: 3105 Woodymore Drive, Antioch, TN 37013
(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 24th day of October, 19 96

Brent Foster

Brent Foster

Cheryl Foster - By Brent Foster - Att'y in fact

BOOK 10241 PG 438

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

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 24th day of October, 19 96.

Commission expires 7/25/98

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ 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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 24th day of October, 1996, before me personally appeared Brent Foster, to be known to the person who executed the foregoing instrument in behalf of Cheryl Foster

as his/her/their attorney-in-fact, and acknowledged that he/she/they executed the same as the free act and deed of the said Cheryl Foster, as though he/she/they personally had acted.

WITNESS my hand and official seal at Nashville, TN, This the 24th day of October, 1996.

NOTARY PUBLIC

My Commission Expires: 7/25/98

5612 13/30 0101 03CHECK 304.63



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

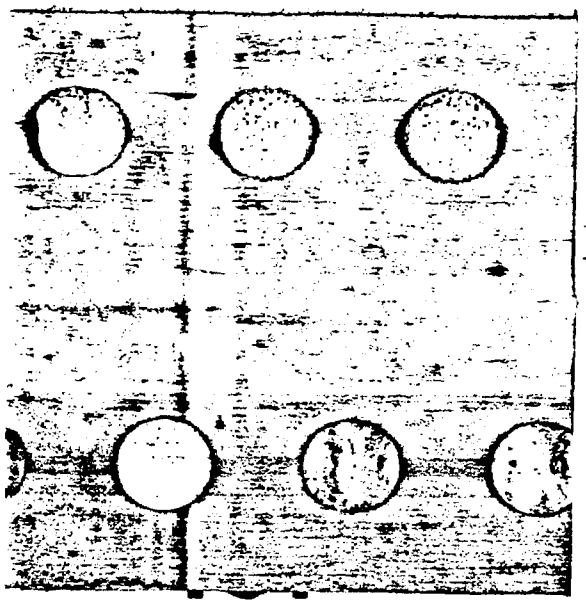
RECEIVED OF _____

FOR _____

BOOK 10241 PG 439

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 79900.00
CON TX 295.63
PRFEE 1.00
WDEED 8.00
TOTAL 304.63
CHECK 304.63

10/30/96 01 09:03 0001 5612

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 OCT 30 AM 9:00

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

0241291
IDENTIF. & REFERENCE

№ 1082560

No. [redacted]