BOOK 10250 PG 261

50B

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 3310 West End Avenue, Suite 410 Nashville, Tennessee 37203	COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,500.00 Grace S. Constant Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF October 19 96 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lance D. Martin (NAME)	FT Mortgage Companies (NAME)	73-1-206
4016 Ivy Drive (ADDRESS)	111 Westwood Place (ADDRESS)	
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, Robert Louis Foster and wife, Irene M. Hitt Foster

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lance D. Martin and wife, Laurel P. Martin

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. 36 on the Plan of Section III, Moss Rose Heights, as of record in Book 1835, page 103, Register's Office for Davidson County, Tennessee.

SAID Lot No. 36 fronts 89.59 feet on the easterly side of Ivy Drive and extends back 156.38 feet on the northerly line and 165.65 feet on the southerly line, to a dead line in the rear, on which it measures 68.2 feet.

BEING the same property conveyed to Robert Louis Foster and Irene M. Hitt Foster by deed from Irene M. Hitt Foster being the former Irene M. Hitt, of record in Book 4747, page 74, Register's Office for Davidson County, Tennessee.

0243725

IDENTIFICATION REFERENCE

96 NOV -5 P1 12:41

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

8223 11/05 0101 03CHECK 388.25

unimproved ( )
This is improved (X) property, known as 4016 Ivy Drive, Nashville, Tennessee 37216
(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 29th day of October 19 96

Robert Louis Foster By John C Shea
Robert Louis Foster

Irene M Hitt Foster By John C Shea
Irene M. Hitt Foster

STATE OF TENNESSEE
Davidson County

BOOK 10250 PG 262

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they) being authorized so to do, executed 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
Davidson County

On this 29 day of OCTOBER, 1996, personally appeared before me, JOHN C. SHEA,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of

ROBERT LOUIS FOSTER & IRINE M. HITT FOSTER

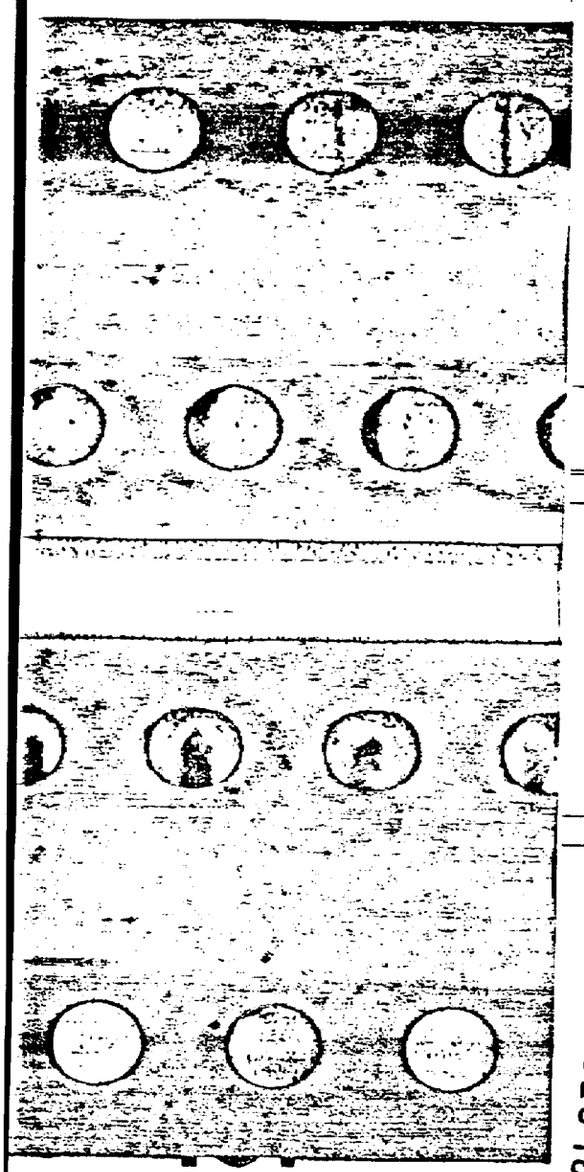
and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 29 day of OCTOBER, 1996

_____
Notary Public

My commission expires: 5-5-99

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



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

RECEIVED OF _____

FOR _____

BOOK 10250 PG 263

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
102500.00
CON TX 379.25
PRFEE 1.00
WDEED 8.00
TOTAL 388.25
CHECK 388.25

11/05/96 01 12:43 0001 8223

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0243725
IDENTIF. ↑ REFERENCE

96 NOV -5 PM 12:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1085149