BOOK 10299 PG 152

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Patsy Elizabeth Lanigan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF December 19 96

TAMMY K. GIBB NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: 11/25/2000
(SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patsy Elizabeth Lanigan	Great Western Mortgage	104-5
(NAME)	(NAME)	
320 Harvard Avenue	9451 Corbin Avenue	183
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Northridge, CA 91324-2496	26W00530
(CITY) (STATE) (ZIP)	(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, Brenda Kay Foster Taylor and Pamela Catherine Foster Rader, as Co-Executrixes of the Estate of Matthew Guy Foster

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patsy Elizabeth Lanigan, 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:

BEING Lot 419, Map of Richland Realty Co.'s Division "C", as of record in Book 421, Page 31, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Matthew Guy Foster and wife, Nellie Catherine Foster by deed from William D. Hall and wife, Audrey S. Hall of record in Book 1238, Page 528, Register's Office, Davidson County, Tennessee. Matthew Guy Foster and wife, Nellie Catherine Foster are now deceased.

The Co-Executrixes of the Estate of Matthew Guy Foster warrants to the grantee that they shall defend this estate for all taxes and debts whatsoever.

This conveyance is subject to any and all applicable easements and building setback lines of record in Book 421, Page 31, said Register's Office.

96 DEC 23 PM 12:42
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 02258277

unimproved ( )
This is improved (X) property, known as 320 Harvard Avenue, Nashville, TN 37205
(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 16th day of December 19 96

Brenda Kay Foster Taylor

Brenda Kay Foster Taylor, Co-Executrix

Pamela Catherine Foster Rader

Pamela Catherine Foster Rader, Co-Executrix

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 Brenda Kay Foster Taylor and Pamela Catherine Foster Rader, as Co-Executrixes of the Estate of Matthew Guy 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 16th day of December 19 .

Commission expires 11/25/2000

Tammy K Gibb
Notary Public

TAMMY K. GIBB NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

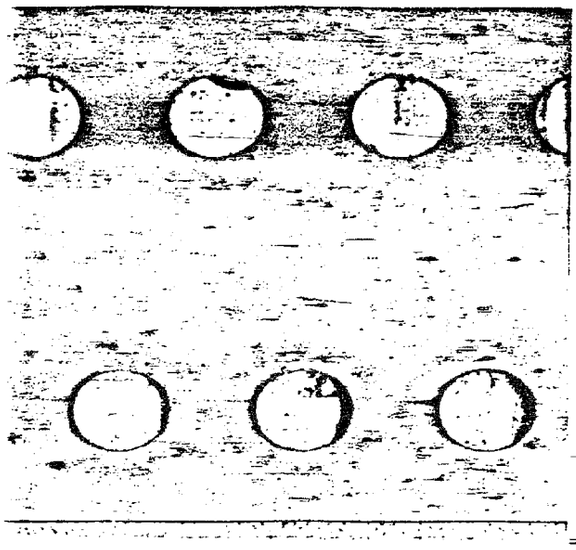
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that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

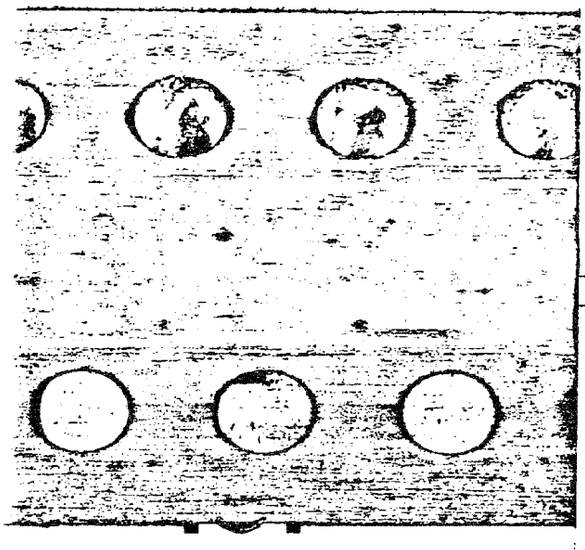
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

8406 12/23 0101 03CHECK 490-00





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

RECEIVED OF _____

FOR _____

BOOK 10299 PG 154

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 130000.00
				CON TX 481.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 490.00
				CHECK 490.00
12/23/96	01			12:43 0001 8406

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02258277
IDENTIF. & REFERENCE

96 DEC 23 PM 12:42

DAVIDSON COUNTY, TN.

No. 1100979