THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: R-6235

MAP/GROUP/PARCEL
26-2/24

BOOK 10483 PG 599

NEW OWNER'S NAME AND ADDRESS:
Lyle G. and Lavonne M. Foster
203 Ashstead Court
Goodlettsville, Tennessee 37072

SEND TAX BILLS TO:
PHH Mortgage Services Corporation
6000 Atrium Way
Mt. Laurel, NJ 08054

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, Frances F. Martin and husband, Allen Ray Martin, hereinafter called Grantors, do hereby transfer and convey unto Lyle G. Foster and wife, Lavonne M. Foster, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tenness, being Lot No. 342 on the plan of Windsor Green, Phase II, Section III, of record in Book 6900, Page 845, Register's Office for said County.

SAID Lot No. 342 fronts 33.73 feet on the westerly margin of Ashtead Court and extends back 180.15 feet on the southerly line and 82.56 feet on the northerly line to a dead line in the rear measuring 176.77 feet thereon.

The subject property is improved property commonly known as 203 Ashtead Court, Goodlettsville, Tennessee.

BEING the same property conveyed to Frances F. Outlaw n/k/a Frances F. Martin herein by deed of record in Book 8202, Page 332, Register's Office for Davidson County, Tennessee.

Allen Ray Martin, husband of Frances F. Martin, joins in the conveyance of this property for the purpose of conveying any interest, marital or otherwise, which he may have in said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Frances F. Martin

Allen Ray Martin

1/50 06/11 0101 03CHECK 469.47

97 JUN 11 AM 9:33
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

03141
IDENTIF. & REFERENCE

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Frances F. Martin and husband, Allen Ray Martin, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 28th day of May, 1997.

BOOK 1048 PG 600

NOTARY PUBLIC

MY COMMISSION EXPIRES:
4-15-2000

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $124,450.00.

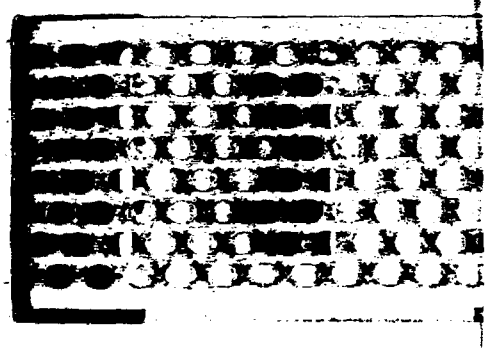
Lyle D. Foster
AFFIANT

Sworn to and subscribed before me, this the 28th day of May, 1997.

NOTARY PUBLIC

My Commission Expires:
4-15-2000

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.



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

RECEIVED OF _____

FOR _____

BOOK 10488 PG 601

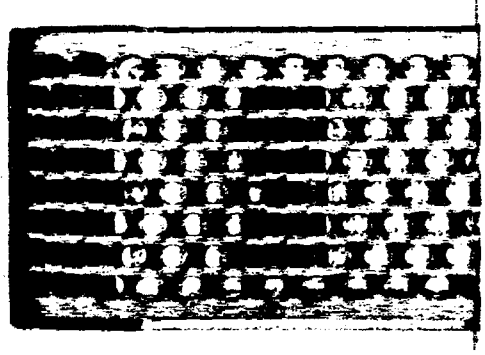
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 124450.00
CON TX 460.47
PRFEE 1.00
WDEED 8.00
TOTAL 469.47
CHECK 469.47

06/11/97 01 09:30 0001 1750

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03147411
IDENTIF. ↑ REFERENCE

97 JUN 11 AM 9:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1161655