BK 10990-459

Bk 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 194,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April 19 98

Notary Public

MY COMMISSION EXPIRES: 3-27-99
(AFFIX SEAL)

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires March 27, 1999

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James C. Norton, Jr. (NAME)	Norwest Mortgage, Inc. (NAME)	155-3-D-082.00CO
305 E. Griffin Court (ADDRESS)	Minnesota Service Center (ADDRESS)	09D-82333
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Des Moines, IA 50306-9270 (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, E. Michael Foster and wife, Mary K. Foster

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James C. Norton, Jr. and wife, Dianna J. Orr-Norton

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, TN, BEING Lot No. 82 on the Final Plat of Allens Green, Section 1, of record in Plat Book 7900, page 632, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to E. Michael Foster and wife, Mary K. Foster, by deed from William E. Hardin, of record in Book 10176, Page 61, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1998 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 7900, page 632; restrictions of record in Book 9231, page 789; Easements in Book 8278, page 236 and Book 8626, page 884; Storm Water Detention Agreement in Book 9278, page 36; all of record in the Register's Office for Davidson County, Tennessee.

The signature of the herein named Grantor(s) is effected by the signature of their Attorney-In-Fact, Martha S. Ballard, pursuant to the Specific Power of Attorney recorded simultaneously herewith.

98 APR 20 PM 12:33
CLERK & MASTER/REGISTER
DAVIDSON COUNTY, TN.

RECEIVED FOR REFERENCE

04266 78

unimproved ( )
This is improved (X) property, known as 305 E. Griffin Court, Nashville, TN 37221
(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 15th day of April 19 98

E. Michael Foster by Martha S Ballard atty-in-fact
E. Michael Foster

Mary K. Foster by Martha S Ballard atty-in-fact
Mary K. Foster

BOOK 1089 PG 490

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Martha S. Ballard with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney-in-Fact for E. Michael Foster and Mary K. Foster the within named bargainor(s), and that he/she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of E. Michael Foster and Mary K. Foster the within named bargainor(s) by the said Martha S. Ballard as such Attorney-in-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 15th day of April, 19 98.

Carol T. Baker
NOTARY PUBLIC

My Commission Expires:

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN. My Commission Expires October 9, 2000

WARRANTY DEED

FROM

E. Michael Foster and wife,
Mary K. Foster

TO

James C. Norton, Jr. and wife,
Dianna J. Orr-Norton

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

53L2 04/20 0101 03CHECK 726.80

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

RECEIVED OF _____

FOR _____

BOOK 10890 PG 491

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

194000.00
CON TX 717.80
PRFEE 1.00
WDEED 8.00
TOTAL 726.80
CHECK 726.80

04/20/98 01 12:33 0001 5312

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04266678
AGENT'S REFERENCE

98 APR 20 PM 12:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1281456