BOOK 10974 PG 993

File in Box No. 19 B

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE #98-6-22-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF June 19 98

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MAVEN CAPITAL CORPORATION, (NAME)	"NEW OWNERS" (NAME)	MAP 103-08
45 Country Club Lane (ADDRESS)	(ADDRESS)	PARCELS 088 &
Las Vegas, NV 89109 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	291

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, PAM FOSTER RADER AND BRENDA FOSTER TAYLOR, AS CO-EXECUTRIXES UNDER THE WILL OF MATTHEW GUY FOSTER, DECEASED A/K/A M. G. FOSTER HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MAVEN CAPITAL CORPORATION, A TENNESSEE CORPORATION

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 Lots Nos. 1 & 2 on the Plan of Giddish Subdivision, of record in Plat Book 8250, Page 780, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to M. G. Foster and wife, Nellie C. Foster and a Life Estate to M. M. Foster, by Deed from M. M. Foster, of record in Book 4312, Page 71, Register's Office for Davidson County, Tennessee. The said M. G. Foster and Nellie C. Foster having since died and Nellie C. Foster having predeceased M. G. Foster. The said property was devised to Pam Foster Rader and Brenda Foster Taylor, as Co-Executrixes by the Last Will and Testament of Matthew Guy Foster, of record in Will Book 208, Page 1, Probate Court of Davidson County, Tennessee. The said M. M. Foster having since died.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 4111 and 4115 Murphy Road, Nashville, TN 37209
(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 11th day of June 1998

Pam Foster Rader

PAM FOSTER RADER, Co-Executrix
for the Estate of Matthew Guy Foster, Deceased

Brenda Foster Taylor

BRENDA FOSTER TAYLOR, Co-Executrix
for the Estate of Matthew Guy Foster, Deceased

DCTN01WC

BOOK 10974 PG 994

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 PAM FOSTER RADER AND BRENDA FOSTER TAYLOR, AS CO-EXECUTRIXES UNDER THE WILL OF MATTHEW GUY FOSTER, DECEASED A/K/A M. G. 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 Brentwood, Tennessee, this 11th day of June 19 98.

Commission expires July 24, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

PETER WEISS NOTARY PUBLIC 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 _____ 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

98 JUN 12 AM 11:29

9988 06/12 0101 03CHECK 1341.00

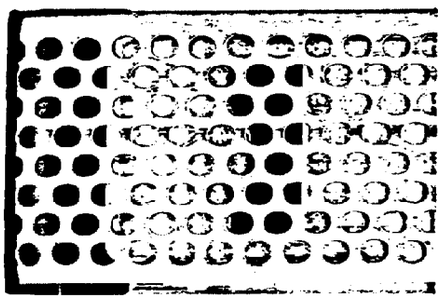
DCTN01WC

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10974 PG 995

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 360000.00

CON TX 1332.00

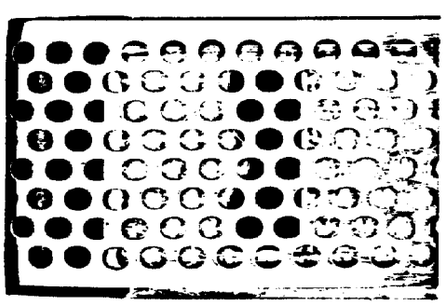
PRFEE 1.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK [illegible] 8.00

TOTAL 1341.00

CHECK 1341.00

06/12/98 01 11:28 0001 9998



0449803

IDENTIFICATION REFERENCE

98 JUN 12 AM 11:29

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

No. 1305872