PLEASE RECORD AND RETURN TO: BOX 35

WARRANTY DEED

BOOK 11040 PAGE 923

File No: 00287820

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeffrey A. Canter	SunTrust Mortgage Inc	Map 104-11
[NAME]	[NAME]	
2904 Overlook Drive	POB 100100	Parcel 128
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37212	Atlanta GA 30348	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

James S. Foster and wife, Donna R. Foster

have this day bargained and sold, and do hereby transfer and convey unto the said Jeffrey A. Canter and Asha R. Kallianpur, Husband and Wife

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF Tennessee } The actual consideration or value which ever is greater,
COUNTY OF Williamson } for this transfer is $ 440,000.00

Subscribed and sworn to before me, this the 28TH day of JULY, 19 98.

Affiant

My Commission Expires: 09/08/01 [Affix Seal]

Notary Public Linda V. Jones

My Commission Expires SEPT. 8, 2001

unimproved ( )
This is improved (X) property known as 2904 Overlook Drive, Nashville
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 28TH day of JULY, 19 98, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James S. Foster

Donna R. Foster

STATE OF Tennessee
COUNTY OF Williamson

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Personally appeared before me Linda V. Jones, a Notary Public in and for said County and State James S. Foster and wife, Donna R. Foster

the within named 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 Williamson COUNTY, Tennessee, this 28TH day of JULY, 19 98.

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Notary Public
Linda V. Jones

Commission expires 09/08/01

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

My Commission Expires SEPT. 8, 2001

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____ Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSÉPH B. PITT, JR., ATTORNEY
414 UNION STREET, SUITE 1800
NASHVILLE, TN 37219

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

98 JUL 29 PM 2:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
046824O

EXHIBIT "A"

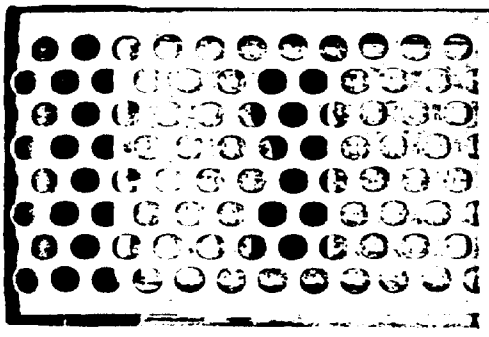
BOOK 11040 PAGE 925

Land in Davidson County, Tennessee, being Lot No. 17, Block 5, on the Plan of Fairfax Place, of record in Book 547, page 137 and 138, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to James S. Foster and wife, Donna R. Foster by deed from Gerry P. DiNardo and wife, Terri L. DiNardo, of record in Book 9641, page 650, Register's Office for Davidson County, Tennessee.

JSF DRF

4745 97/29 0101 03CHECK 1643.00



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

RECEIVED OF _____

FOR _____

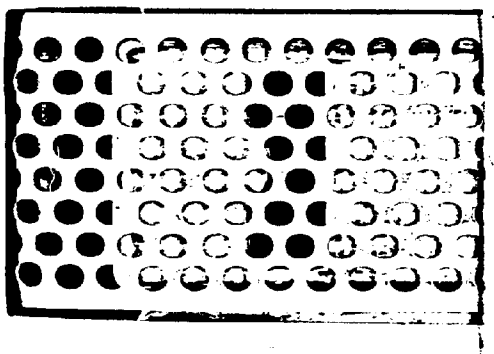
BOOK 11040 PAGE 926

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 440000.00
CON TX 1628.00
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 1643.00
CHECK 1643.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0468240
IDENTIF. & REFERENCE

98 JUL 29 PM 2:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1325371