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THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 174,000.00

Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 3rd day of September 1998

Notary Public

My Commission Expires: 9-29-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JENNIFER L. DUFFEY 120 Kenner Avenue Nashville, Tennessee 37205	FIRST TRUST MORTGAGE COMPANY 5111 Maryland Way Brentwood, Tennessee 37027	MAP 116-3 PARCEL 58

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTY FOUR THOUSAND AND NO/100---------- ($ 174,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, JEFFREY C. FOSTER AND WIFE, LIZABETH D. FOSTER hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JENNIFER L. DUFFEY, UNMARRIED hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the north one-half of Lot No. 9 on the Map of Kenner-Mannor Land Co.'s Second Subdivision of the Kenner Tract as of record in Book 421, page 100, Register's Office for Davidson County, Tennessee.

This portion of Lot No. 9 fronts 50.0 feet on the east side of Kenner Avenue and runs back between parallel lines 247.0 feet on the northerly line and 243.75 feet, more or less, on the southerly line to a 10-foot reserve strip on which it measures 50.08 feet.

BEING the same property conveyed to Jeffrey C. Foster and wife, Lizabeth D. Foster, by deed from Selene G. Sherrill of record in Book 9931, page 457, Register's Office for Davidson County, Tennessee.

98 SEP -9 PM 12:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIFIER & REFERENCE

0485845

This is improved property known as 120 Kenner Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

GRANTOR s COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Kenner-Mannor Land Co.'s Second S/D of Kenner Tract of record in Book 421, page 100, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 3rd day of September, 19 98.

JEFFREY C. FOSTER

LIZABETH D. FOSTER

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 JEFFREY C. FOSTER AND WIFE, LIZABETH D. 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 this 3rd day of September, 1998.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

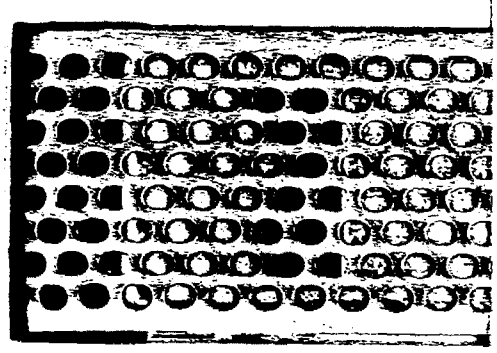
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

8593 09/09 0101 03CHECK 654.80



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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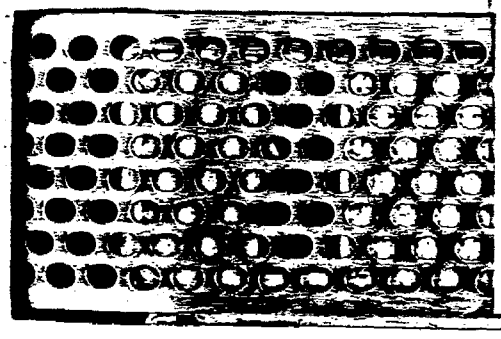
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	174000.00
CON TX	643.80
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	654.80
CHECK	654.80

09/09/98 01 12:37 0001 8593

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0485845
IDENTIF. # REFERENCE

98 SEP -9 PM 12:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1344006