0546397

IDENTIF. 4 REFERENCE

This Instrument Was Prepared By:
Davis & Jordan, PC
5210 Maryland Way, Suite 202
Brentwood, TN 37027

99 FEB -8 AM 10:28

[illegible] REGISTER
DAVIDSON COUNTY, TN.

BOOK 11331 PAGE 651

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, Gary W. Vogel and wife, Ann M. Vogel, ("Grantors") has bargained and sold, and does hereby bargain, sell and convey unto Kenneth G. Foster, A Single Person ("Grantee") the following described real estate located in Davidson County, Tennessee, more particularly described as follows:

See attached Exhibit "A"

3062 02/08 0101 03CHECK 336.90

This property is known as 179 Briggs Ave., Nashville, Tenn. 37211

This property is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 5th Day of February, 1999.

Gary W. Vogel
Grantor

Ann M. Vogel
Grantor

STATE OF TENNESSEE)
) SS
COUNTY OF WILLIAMSON)

I, Notary Public in and for said county and state, do hereby certify that Gary W. Vogel and wife, Ann M. Vogel personally appeared before me and is known or proved to me to be the persons who being informed of the contents of the foregoing instrument has executed same and acknowledged said instrument to be their free and voluntary act and deed and that he executed said instrument for the purposes and uses therein set forth.

Witness my hand and official seal this 5th day of February, 1999.

Shannon C. Reed
Notary Public

My Commission Expires: _____

SHANNON C. REED
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires OCT. 1, 2002

k:\atty4 capital wise warranty deed

STATE OF TENNESSEE)
) SS
COUNTY OF WILLIAMSON)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 87,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 5th day of February, 1999.

Notary Public

Commission Expiration:_____

SHANNON C. REED
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires OCT. 1, 2002

RETURN TO:
W. William Davis
Davis & Jordan, PC
5210 Maryland Way, Suite 202
Brentwood, TN 37027

SEND TAX BILLS TO:
Southtrust Mortgage Corp.
210 Wildwood Parkway
Birmingham, Alabama 35209

PROPERTY ADDRESS:
179 Briggs Avenue
Nashville, Tenn. 37211

MAP PARCEL NUMBER
133-7-191

k:\atty\4 capital wise warranty deed

EXHIBIT"A" - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 29 ON THE PLAN OF REVISED PARMA HEIGHTS, SECTION II, OF RECORD IN BOOK 2083, PAGE 71, AND CORRECTED IN BOOK 3251, PAGE 552, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 29 FRONTS 245.86 FEET ON THE SOUTHEASTERLY MARGIN OF BRIGGS AVENUE AND EXTENDS BACK 212 FEET ON THE NORTHEASTERLY LINE AND 111.5 FEET ON THE SOUTHWESTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 260.1 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO GARY W. VOGEL AND WIFE, ANN M. VOGEL BY WARRANTY DEED OF AMANDA L. SMOTHERMAN, UNMARRIED OF RECORD IN BOOK 10960, PAGE 561, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

G.W.V.
A.M.V.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

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DAVIDSON COUNTY, TN.
REGISTER

CAMT	87000.00
CON TX	321.90
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	336.90
CHECK	336.90

02/08/99 01 10:27 0001 3062

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1422368