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 $ 111,200.00

Affiant

Subscribed and sworn to before me, this 4th day of February 1999

Notary Public

My Commission Expires: 9-29-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
KENT M. MARCUS 1030 15th Avenue, South Nashville, Tennessee 37212	SOUTHTRUST MORTGAGE CORPORATION 5409 Maryland Way Suite 100 Brentwood, Tennessee 37027	MAP 105-1 PARCEL 621

WARRANTY DEED BOOK 11333 PAGE 724

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED ELEVEN THOUSAND TWO HUNDRED AND NO/100---------- ($ 111,200.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, JAMES D. FOSTER AND WIFE, MCLAUREN P. FOSTER hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto KENT M. MARCUS, UNMARRIED hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 4 of the Resubdivision of Lots No. 71, 72 and 73 on the Plan of Boyd Ament Plan Resubdivision of record in Book 21, page 83, Register's Office for Davidson County, Tennessee, of the B.F. Shields Heirs Addition of record in Book 57, page 31, Register's Office for Davidson County, Tennessee, according to a survey by Charles Phillip Clinard dated December 30, 1985, the Owner's Certificate and Resubdivision Plan of record being recorded in Book 6250, page 864, 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 D. Foster and wife, McLauren P. Foster, by deed from William C. Lewis and wife, Mary Ann Lewis, of record in Book 10096, page 57, Register's Office for Davidson County, Tennessee.

This is improved property known as 1030 15th Avenue, South, Nashville, Tennessee 37212

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, his 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 Resub of Lts in Boyd Ament Resub of Lts B.F. Shields of record in Book 6250, page 864, 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___, _his_____ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _we_ have hereunto set _our_ hand_s_ on this the __4th____ day of ___February____, 19 _99_.

JAMES D. FOSTER

McLAUREN P. FOSTER

BOOK 11333 PAGE 725

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 _JAMES D. FOSTER AND WIFE, MCLAUREN P. 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 ___4th___ day of ___February____, 19_99_.

My Commission Expires: _September 29, 2001_

Notary Public

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

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

99 FEB -9 AM 10:42

DAVIDSON COUNTY REGISTER
DAVIDSON CO. TN.

IDENTIFICATION REFERENCE

0547070

3781 02/09 0101 03CHECK 422.44

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11333 PAGE 726

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

CE

0547070

IDENTIFICATION REFERENCE

99FEB-9 AM10:42

REGISTER OF DAVIDSON COUNTY, TN.

CAMT
111200.00
CON TX 411.44
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 422.44
CHECK 422.44
02/09/99 01 10:41 0001 3761

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1423057