WARRANTY DEED

BOOK 11438 PG. 895

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 67,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF April 19 99

Notary Public

MY COMMISSION EXPIRES Aug. 18 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Harry E. Foster	SAME	MAP 136-3A
(NAME)	(NAME)	
4000 Anderson Road #72		PARCEL 72
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		2DX7156
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Thomas A. Keegan, Jr. and wife, Carol A. Keegan and Christine M. Keegan, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harry E. Foster

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:

A certain Condominium Apartment in Davidson County, Tennessee, being Townhouse No. 72, Building No. 10, of the Plan of Priest Lake Park Condominium Town houses, Phase 1, of record in Book 4460, page 88, said Register's Office, to which plan reference is made for a more complete and accurate description of said property.

Being the same property conveyed to Thomas A. Keegan, Jr. and wife, Carol A. Keegan and Christine M. Keegan by deed from Glenn E. Powers and wife, Lura J. Powers of record in Book 9717, page 992, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 4460, page 88, said Register's Office.

This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 66-27-101 et seq. of the Tennessee Code Annotated and the By-Laws of the administration thereof; all restrictions, easements, etc., rights and interest in favor of other unit owners; options, burdens, assessments and undertakings etc. contained in the Master Deed and By-Laws of record in Book 4651, page 412; Book 4943, page 692

CONTINUED

unimproved ( )
This is improved (X) property, known as 4000 Anderson Road #72, Nashville, TN 37217
(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 16th day of April 19 99

Thomas A Keegan Jr by his Attorney Christine M Keegan Att'y in fact — Christine M Keegan

Thomas A. Keegan, Jr. — Christine M. Keegan

Carol A Keegan by her Attorney Christine M Keegan Att'y in fact

Carol A. Keegan
By Christine M. Keegan
by Power of Attorney recorded
simultaneous herewith

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 Christine M. Keegan

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained Witness my hand and official seal at Nashville, Tennessee, this 16th day of April 19 99.

Commission expires 5/15/02

Notary Public

STATE OF TENNESSEE
COUNTY OF

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On April 16, 1999, before me personally appeared Christine M. Keegan to me known to be the person who executed the foregoing instrument in behalf of Thomas A. Keegan, Jr. and Carol A. Keegan and acknowledged that she executed same as the free act and deed of said above named for the purposes therein contained, by virtue of Powers of Attorney executed by Thomas A. Keegan, Jr. and Carol A. Keegan, of record in Book 11438, page 891 and in Book 11435, page 893
Witness my hand and official seal at Nashville, Tennessee, this 16th day of April, 1999.

My Commission Expires:

5/15/02

Notary Public

*Register's Office for Davidson County, Tennessee

05776306
RECEIVED FOR REFERENCE
99 APR 20 PM 12:24
REGISTER
DAVIDSON COUNTY, TN.
PICK-UP

LEGAL DESCRIPTION CONTINUATION

and Book 5083, page 417, Register's Office for Davidson County, TN.

Taxes for the year 1999 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11438 PG. 898

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

05763O6

INSTRUMENT REFERENCE

99 APR 20 PM 12:24

REGISTER
DAVIDSON COUNTY, TN.

CASH	67500.00
CON TX	249.75
PRFEE	1.00
MTGFEE	12.00
CFEE	2.00
TOTAL	264.75
CHECK	264.75

04/20/99 01 12:26 0001 4751

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1474705