26-63

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:]	MAP-PARCEL NOS.]
[John Richard Foster	[New Owner	]Part of]
[3636 CEDAR GROVE RD.	[	]Map 163]
[LEBANON, TN. 37087	[	] Parcel 00-0-253]
[	[	] 140]

[This instrument prepared by: Robert J. Notestine, III, Attorney,
[104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.
[Information furnished by the parties hereto.

WARRANTY DEED

BOOK 11479 PG. 886

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Eckhardt Realty Corporation, Trustee for 2956 & 2962 Baby Ruth Lane Land Trust, with full power to deed, transfer, mortgage, encumber or otherwise convey the below described real property without joinder of any beneficiary, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto John Richard Foster, unmarried (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Units 11-13 on the plan of Hickory Place Townhomes of record in Book 11190, page 54, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Eckhardt Realty Corporation, Trustee for 2956 & 2962 Baby Ruth Lane Land Trust of record in Book 11326, page 414, said Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1999 and subsequent years, easements and restrictive covenants of record.

This conveyance is subject to the following:

1. Plan of record in Plat Book 11190, page 54, said Register's Office for Davidson County, Tennessee.

[STATE OF TENNESSEE)]
[COUNTY OF DAVIDSON)]
[ ]
[The actual consideration or value, whichever is greater for]
[this transfer is $54,000.00.]
[ ]
[Affiant]
[ ]
[Subscribed and sworn to before me this]
[7th day of May, 1999.]
[ ]
[Notary Public]
[ ]
[My Commission Expires 2-19-2003]

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 7th day of May, 1999.

Eckhardt Realty Corporation, Trustee for
2956 & 2962 Baby Ruth Lane Land Trust

by: _____
Robert J. Notestine, III, President

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 **Robert J. Notestine, III**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he to be the president of Eckhardt Realty Corporation, and that he as such president executed the within instrument for the purposes therein contained, by signing the name of Eckhardt Reatly Corporation by himself as president.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of May, 1999.

NOTARY PUBLIC

My Commission Expires: 2-19-2003

0587329

99 MAY 14 PM 3:54

1

2

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11479 PG. 890

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

0587329

REFERENCE

99 MAY 14 PM 3:54

REGISTER
COUNTY, TN.

AMT 5,000.00
CON TX 195.50
PRFEE 1.00
RECFEE 5.00
CFEE 2.00
TOTAL 210.50
TENDER 210.50
CHANGE 0.00 CK 17157 0001 $422

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1461053