BOOK 11651 PAGE 628

RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP38234) FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,900.00

James E Foster Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST 1999

Notary Public

MY COMMISSION EXPIRES: 9/28/2002

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Foster, Jr. 2962 Baby Ruth Lane 3 Antioch, TN 37013	GMAC Mortgage Corporation 100 Witmer Road Horsham, PA 19044-0963	163-11-D-3

FOR AND IN 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,

YORK CONSTRUCTION, LLC

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

JAMES R. FOSTER, JR., UNMARRIED

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:

Land in Davidson County, Tennessee, being Unit 3 on the plan of Hickory Place Townhouses of record in Book 11190, Page 54, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to York Construction, LLC by warranty deed from Eckhardt Realty Corporation, Trustee for 2956 & 2962 Baby Ruth Lane Land Trust, with full power to sell, of record in Book 11479, Page 893, said Register's Office.

99 SEP -7 AM 10:34
DAVIDSON COUNTY, TN.
REGISTER

06 32863
MAP & REFERENCE

Unimproved ( )
This is improved (X) property known as 2962 BABY RUTH LANE 3, ANTIOCH, TN 37013
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 this 31ST day of August, 1999

YORK CONSTRUCTION, LLC

BY Robin York Chief Manager
ROBIN YORK, CHIEF MANAGER

5253 09/07 0101 03CHECK 369.53

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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

the bargainors 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 at Nashville, Tennessee, this day of August, 1999.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Robin York with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Chief Manager of York Construction, LLC the within named bargainor, and corporation, and that he as such Chief Manager being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Robin York as such Chief Manager.

Witness my hand and official seal at office at Nashville, Tennessee on this the 31st day of August, 1999.

My commission expires: 9/28/2002

_____
Notary Public

L. SATUR
NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as _____ Attorney in Fact, and acknowledged the_____ executed the same as the free act and deed of the said _____.

Witness my hand and official seal at _____, Tennessee, this the _____ day of _____, 19_____.

My commission expires:_____

_____
Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11651 PAGE 630

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

0632863

IDENTIF. ↑ REFERENCE

99 SEP -7 AM 10:34

BILL BARRETT REGISTER
DAVIDSON COUNTY, TN.

			CAMT	96900.00
			CDN TX	358.53
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	369.53
			CHECK	369.53
09/07/99	01	10:34	0001	5253

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1513270