SEND RECORDED DOCUMENTS TO:
TITLE CONNECTION, INC.
4733 ANDREW JACKSON PKWY 2-C
HERMITAGE, TN 37076
(615) 661-0797

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 38188 ~~FILE BOX~~

BOOK 11691 PAGE 432

WARRANTY DEED

ALLYSON M. SNEED
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 27, 1999

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28TH DAY OF SEPTEMBER, 1999.

Notary Public

MY COMMISSION EXPIRES

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 #
WANDA G. RACHAL **2962 Baby Ruth Lane, Unit 13** **Antioch, Tennessee 37013**	**CHURCHILL MORTGAGE CORP.** **761 Old Hickory Boulevard, #301** **Brentwood, Tennessee 37027**	163-11-D-13

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 **THE ESTATE OF JOHN RICHARD FOSTER**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WANDA G. RACHAL**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOW TO-WIT:

LAND in Davidson County, Tennessee, being Unit 13 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 John Richard Foster, unmarried, by deed from Eckhardt Realty Corporation, Trustee for 2956 & 2962 Baby Ruth Lane Land Trust of record in Book 11479, page 888, Register's Office for Davidson County, Tennessee. John Richard Foster having since died leaving Brent Foster, Executor of the Estate in the Letter Testamentary record in Book 11691, page 431, Register's Office for Davidson County, Tennessee

Unimproved ( )
This is improved (X) property, known as **2962 Baby Ruth Lane, Unit 13, Antioch, Tennessee 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 MY HAND THIS 28TH DAY OF SEPTEMBER, 1999.

THE ESTATE OF JOHN RICHARD FOSTER

By: _____
BRENT FOSTER, EXECUTOR

STATE OF TN. DAVIDSON COUNTY
REAL ESTATE TRANSFER TAX
369.53
10/05/99 0101 02CHECK

1999 OCT -5 PM 3:15
REGISTER

06434 34
CROSS REFERENCE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named BRENT FOSTER, EXECUTOR, 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 the 28th day of September, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the DAY OF SEPTEMBER, 1999, 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 that he executed the same as the free act and deed of the said , as though she had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 28th DAY OF SEPTEMBER, 1999.

NOTARY PUBLIC

My Commission Expires:

ALLYSON M. SNEED NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 27, 1999

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11691 PAGE 434

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

0643434

REFERENCE

99 OCT -5 PM 3:15

REGISTER
DAVIDSON COUNTY, TN

CAMT 96900.00
CON TX 358.53
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 369.53
CHECK 369.53

10/05/99 01 15:18 0001 6488

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1524370