Instr:200004060034761 Page: 1 OF 2
REC'D FOR REC 04/06/2000 11:04:43AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $325.60

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of March, 2000.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, 1535 West Northfield Blvd. Suite #1, Murfreesboro, TN 37129

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rick E. Berger	PNC Mortgage Corporation of America	Map 176-2
(NAME) 1917 Treeview Court	(NAME) 1375 N. Woodfield Road	Parcel 73
(ADDRESS) Antioch, TN 37013	(ADDRESS) Schaumburg, IL 60173	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **DOUGLAS L. FOSTER AND WIFE, TAMMY ANN FOSTER,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **RICK E. BERGER**, hereinafter called the GRANTEE(S), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being all of Lot No. 216, PEPPERTREE FOREST SUBDIVISION, SECTION 19, as shown by survey and plat appearing of record in Plat Book 7900, page 783, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Douglas L. Foster and wife, Tammy Ann Foster by Warranty Deed of record in Book 9636, page 400, of the Register's Office of Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 7982, page 736, Book 9157, page 711, Book 9287, page 698, Book 9455, page 801 and Book 9664, page 162; any and all matters as shown on plat of record in Plat Book 7900, page 7836, of the Register's Office of Davidson County, Tennessee.

unimproved ( )
This is improved(**X**) property, known as 1917 Treeview Drive, Antioch, TN 37013
(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 GRANTEE(S), his heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), his 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/our hand(s) this 30th day of March, 2000.

Douglas L. Foster

Tammy Ann Foster

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

Before me, the undersigned Notary Public, personally appeared Douglas L. Foster and wife, Tammy Ann Foster, who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of March, 2000.

Kathy Jones

Notary Public

My Commission Expires: 1-20 2002

