BK 3073

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the further consideration that the grantees, William D. Foster and wife, Opal P. Foster, have assumed and agreed to pay the unpaid balance of a note dated November 10, 1955, in the original principal sum of $10,000.00, payable to Lovell & Malone, Inc. in monthly installments of $55.39 each, which includes principal and interest at the rate of 4½% per annum, and secured by a deed of trust of record in Book 2468, page 117, Register's Office for Davidson County, Tennessee.

we, Bobby Franklin Edmonds and wife, Lula Maie Edmonds, have bargained and sold, and by these presents do transfer and convey unto the said William D. Foster and wife, Opal P. Foster, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 18 of Block "D" on the Map of Woodbine Courts, Part Two, not of record and described as follows:

BEGINNING at a point in the south margin of Tanksley Avenue, at the common corner of lots 17 and 18; thence with the line between said two lots, southwardly 156.5 feet to a point, the northeast corner of lot 12; thence westerly with the line between lots 12 and 18, 75 feet to the common corner of lots 18, 12, 11 and 19; thence with the line between lots 18 and 19, northerly 156.5 feet to the south margin of Tanksley Avenue; thence with the margin of said Avenue, easterly 75 feet to the point of beginning.

Being the same property conveyed to Bobby Franklin Edmonds and wife, Lula Maie Edmonds, by deed from Charles B. Flanigan and wife, Mae Hawkins Flanigan, of record in Book 2482, page 561, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William D. Foster and wife, Opal P. Foster, their heirs and assigns, forever.

And we do covenant with the said William D. Foster and wife, Opal P. Foster, 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, except as above set out and 1960 taxes which are assumed by the grantees.

And we, Bobby Franklin Edmonds and wife, Lula Maie Edmonds, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said William D. Foster and wife, Opal P. Foster, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 12th day of May, 1960

Bobby F. Edmonds

Lula Mae Edmonds

PG 225