K 3180

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of ----------$10.00----------

----------TEN AND NO/100---------- DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged, and the assumption of the remaining balance of a first mortgage, covered by a Deed of Trust executed by Charles W. Eaton and wife, Elizabeth E. Eaton, of record in Book 3111, page 359, Register's Office for Davidson County, Tennessee,

We, Charles W. Eaton and wife, Elizabeth E. Eaton, have bargained and sold, and by these presents do transfer and convey unto the said Frank A. Foster and wife, Pauline C. Foster, 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 Lot No. 10 on the Plan of Fairway View Subdivision, of record in Book 2900, page 41, Register's Office for said County, more particularly described as follows:

Beginning at a point in the westerly margin of Newport Drive, common corner of Lots Nos. 9 and 10; thence westerly with the line between said two lots, 153.4 feet to a point; thence south 7° 00' west 101.9 feet to a point in the northerly margin of Ryburn Drive; thence with the margin of said Drive easterly 119.9 feet to a point; thence around a curve northeasterly 39.27 feet to a point in the westerly margin of Newport Drive; thence with the margin of said Drive, northerly 75 feet to the point of beginning.

Being the same property conveyed to Charles W. Eaton and wife, Elizabeth E. Eaton, by Thomas W. Batey and wife, Nancy E. Batey, of record in Book 3102, page 481, 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 Frank A. Foster and wife, Pauline C. Foster, their heirs and assigns, forever.

And we do covenant with the said Frank A. Foster and wife, Pauline C. 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.

And we, Charles W. Eaton and wife, Elizabeth E. Eaton do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Frank A. Foster and wife, Pauline C. Foster, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 1st day of February, 1961

Charles W. Eaton

Elizabeth E. Eaton

STATE OF TENNESSEE
Davidson County

Personally appeared before me, James L. Taddea, a Notary Public in and for said County and State, the within named Charles W. Eaton and wife, Elizabeth E. Eaton

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1st day of February, 1961.

Commission expires MAY 11, 1963

James L. Taddea
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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