BOOK 3856 PAGE 863

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
P. O. Drew (NAME:)	Kimbrough-Kavanaugh & Associates (NAME:)	12W 14415
5402 Michigan Avenue (STREET ADDRESS OR ROUTE NUMBER)	416 Union Street (STREET ADDRESS)	MAP 91-7
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	PAR 302 M·P

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars, cash in hand paid by P. O. DREW ET UX ETHEL A. DREW, hereinafter called the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, LUTHER RUSSELL FOUST ET UX ROBERTA M. FOUST, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the said 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 the south 62 feet of Lots Nos. 1305 and 1307 of Block 80 on the Map of Plan Number 1, West Nashville, as of record in Book 57, page 74, Register's Office for Davidson County, Tennessee.

SAID parts of said lots join and front together 50 feet on the north side of Michigan Avenue and run back between parallel lines 72 feet to a dead line.

BEING the same property conveyed to Luther Russell Foust and wife, Roberta M. Foust, by deed from Mallernee Realty Company, Inc. of record in Book 2031, page 471, Register's Office for Davidson County, Tennessee.

This conveyance, however, is subject to a Deed of Trust of record in Book 2065, page 393, Register's Office for Davidson County, Tennessee. The indebtedness secured in said deed is hereby assumed by the grantees herein. The grantors herein hereby agree to transfer all right, title and interest in and to the escrow account to said grantees.

This is unimproved ( ) improved ( ) property, known as 5402 Michigan Avenue, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 hands this the 15th day of January, 19 65.

Luther Russell Foust
Luther Russell Foust
Roberta M. Foust
Roberta M. Foust

STATE TAX $ 6.30
PROBATE .50
TOTAL $ 6.80

FEB 3 1965
PAID FEB 3 - 1965 mk
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Margaret Kennedy, a Notary Public in and for said County and State, the within named Luther Russell Foust et ux Roberta M. Foust, the bargainors, 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 Nashville, Tennessee, this 15th day of January, 19 65.

Commission expires 11-14-67

Margaret Kennedy
Notary Public

WARRANTY DEED

FROM

LUTHER RUSSELL FOUST ET UX

TO

P. O. DREW ET UX

Attorneys TITLE COMPANY, INC. NASHVILLE, TENN.

67506

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 3 1 50 PM '65

NOTE ... 110 PAGE 826
RECORDING FEE 2.00
DEP ...

Sedden & Wilkins