This instrument was prepared by John C. Dobbs, Attorney
WARFIELD & ERICKINIA, Attorneys, American Bank Bldg., Nashville, Tenn.

WARRANTY DEED

BOOK 3899 PAGE 890

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kirby O. Foster (NAME)	/ (NAME)	MAP 132-5
805 Melville Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR 146
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN and NO/100---------- ($10.00) ---------- *DOLLARS*

cash in hand paid by Kirby O. Foster and wife, Vera C. Foster, and other good and valuable considerations, receipt of all of which is hereby acknowledged,

I, James E. Adams,

/ *have bargained and sold, and by these presents do transfer and convey unto the said* Kirby O. Foster and wife, Vera C. 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. 5 on the Plan of Glendale Park Subdivision, Section 4, as of record in Book 2083, page 48, Register's Office for Davidson County, Tennessee.

BEGINNING at an iron stake in the southerly margin of Melville Drive, said point being the common front corner of Lots 4 and 5 on said plan; thence along the southerly margin of Melville Drive in an easterly direction 51.9 feet to an iron stake the beginning of a curve; thence leaving Melville Drive and in an easterly direction 138.1 feet to a concrete monument in the west margin of Thompson Avenue, unimproved; thence along the said margin of said Thompson Avenue, unimproved in a southerly direction 228 feet to a concrete monument; thence leaving Thompson Avenue, unimproved in a westerly direction 190 feet to a point, said point being the common rear corner of Lots 4 and 5; thence along the line between said lots 4 and 5 in a northerly direction 228 feet to the point of beginning.

BEING part of the same property conveyed to James E. Adams, by deed from Bennie J Goodman, Trustee, of record in Book 2274, page 509, Register's Office for Davidson County, Tennessee.

CONVEYANCE of this property is made subject to restrictive covenants of record in Book 1788, page 106, Register's Office for said County, and the plan of record in Book 2083, page 48, said Register's Office, shows an owner's certificate, a 75-foot minimum building setback line from Melville Drive and a 37.5 foot minimum building setback line from Thompson Avenue, and a 10-foot easement for public utilities purposes along the easterly line of said lot.

This property is no longer the homeplace of James E. Adams and he has fixed the homestead in the land which is now the homeplace, all as more particularly appears in an instrument of record in Book 3889, page 969, said Register's Office.

unimproved ( )
This is improved ( ) property, known as 805 (House Number) Melville Drive (Street) Nashville P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Kirby O. Foster and wife, Vera C. Foster, their *heirs and assigns, forever.*

And I *do covenant with the said* Kirby O. Foster and wife, Vera C. Foster *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, James E. Adams *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Kirby O. Foster and wife, Vera C. Foster, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 31 *day of* [illegible], *19*65*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*



James E. Adams
JAMES E. ADAMS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 3899 PAGE 892

Personally appeared before me, Richard D. Sweeney, *a Notary Public in and for said County and State, the within named* James E. Adams

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

Witness my hand and official seal at Nashville, *Tennessee, this* 21 *day of* June, *19* 65.

Richard D. Sweeney, *Notary Public.*

Commission Expires July 22, 1967

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

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

Witness my hand and official seal at....., this..... day of....., 19.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in.....,
this.....day of..... ....., 19.....

.....
Notary Public

Commission Expires.....

BOOK 3899 PAGE 893

$30,500

STATE TAX $ 48.75
PROBATE 50
TOTAL $ 49.25

JUN 9 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID JUN 9 - 1965

CT

WARRANTY DEED

FROM

JAMES E. ADAMS

TO

KIRBY O. FOSTER and wife,

VERA C. FOSTER

84061

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUN 9 9 12 AM '65

NOTED BOOK 111 PAGE 224
RECORDING FEE 8
DEP. REG.

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE