This instrument was prepared by John G. Doak, Attorney
Firm of WARFIELD & ENTREKIN, Attorneys, American Trust Bldg,. Nashville, Tenn.

WARRANTY DEED

BOOK 3936 PAGE 274

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marvin P. Foster, et ux (NAME:)	First and Mid-South Mort. Co. (NAME:)	MAP 134 73
Lot 194 - Linbar Drive (STREET ADDRESS OR ROUTE NUMBER)	410 Union Street (STREET ADDRESS)	PAR 108
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	58 77236 MJ

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

cash in hand paid by MARVIN P. FOSTER and wife, SHIRLEY J. FOSTER, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

I, MAURICE KARR, TRUSTEE,

have bargained and sold, and by these presents do transfer and convey unto the said MARVIN P. FOSTER and wife, SHIRLEY J. 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. 194 on the Plan of Kenilworth Estates, Section IV, as of record in Book 3300, pages 34, 35 and 36, Register's Office for Davidson County, Tennessee.

SAID Lot No. 194 fronts 64.0 feet on the westerly side of Linbar Drive and extends back 160.1 feet on the northerly line and 166.0 feet on the southerly line to a dead line in the rear measuring 88.7 feet thereon.

BEING part of the same property conveyed to Maurice Karr, Trustee, with full powers by deed from Martin Zeitlin, Trustee, of record in Book 3704, page 39, Register's Office for Davidson County, Tennessee.

CONVEYANCE of this property is made subject to restrictive covenants of record in Book 3316, page 339, said Register's Office, and the Plan of record in Book 3300, pages 34, 35 and 36, said Register's Office, shows an owner's certificate, a 30-foot minimum building setback line from Linbar Drive and a 10-foot easement for public utility purposes along the rear line of said lot, and a 5-foot public utility easement along the front part of the north line of said lot, and a 2.5 x 25-foot utility anchor easement located on the southeast corner of said lot.

This is unimproved ( ) improved ( ) property, known as Lot No. 194 (House Number) Linbar 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 Marvin P. Foster and wife, Shirley J. Foster, their *heirs and assigns, forever.*

And I *do covenant with the said* Marvin P. Foster and wife, Shirley J. 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,* except for current taxes and as noted above.

And I, Maurice Karr, Trustee, *do further covenant and bind* myself, my successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Marvin P. Foster and wife, Shirley J. Foster, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* my *hand this* 8 *day of* ~~August~~ Sept., *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.*

Maurice Karr, Trustee

MAURICE KARR, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Richard D. Sweeney, *a Notary Public in and for said County and State, the within named* Maurice Karr, Trustee,

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* 8 *day of* ~~August~~ Sept., *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 .....

13,100

1st & Mid-South

WARRANTY DEED

FROM

MAURICE KARR, TRUSTEE

TO

MARVIN P. FOSTER and wife,

SHIRLEY J. FOSTER

STATE TAX $ 19.65
PROBATE .50
TOTAL $ 20.15

SEP 17 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN

PAID SEP 17 1965

98028

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 17 10 33 AM '65

NOTED FOR RECORD 112 PAGE 447

RECORDING FEE $ 2.25

DEP. REG. ____

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