This Instrument Was Prepared by
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

BOOK 3993 PAGE 321

WARRANTY DEED

TTC 186831

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 73-12 Par. 61	Mr.&Mrs. Travis Ray Foster same as below	Kimbrough-Kavanaugh Associates 416 Union Street Nashville, Tennessee
FIELD BOOK NUMBER(S) O. 3D-49098	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 2413 Dundee Avenue	LOAN OR ACCOUNT NO. FHA A-119121 PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and infurther consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated January 10, 1958, in the original principal sum of $12,300.00, payable to Kimbrough-Phillips Company (now, Kimbrough-Kavanaugh and Associates) in monthly installments of $73.80, including interest at 5½% per annum, said note being secured by a deed of trust executed by Lemuel E. Edwards andwife to Miller Kimbrough, Trustee, as of record in Book 2684, page 581,

LEMUEL E. EDWARDS and wife, BETTY N. EDWARDS,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto TRAVIS RAY FOSTER and wife, SARAH S. FOSTER,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 168 on the Plan of Sec. I , Sunset View, as of record in Book 2331, page 101.

Said Lot No. 168 fronts 85 feet on the southerly side of Dundee Lane, and runs back 212.9 feet on the westerly line and 216.5 feet on the easterly line, to a dead line in the rear, measuring 85 feet thereon.

Being the same property conveyed to Lemuel E. Edwards and wife, Betty N. Edwards, by deed from Riverwood Homes, Inc., as of record in Book 2734, page 333.

This conveyance is made subject to restrictions of record in Book 2492, page 307, as approved by instrument in Book 2492, page 631.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., except as shown above.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 2nd day of March , 1966.

Betty N. Edwards
Betty N. Edwards

Lemuel E. Edwards
Lemuel E. Edwards

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Lemuel E. Edwards and wife, Betty N. Edwards, 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 Nashville, Tennessee, this the 2nd day of March, 1966.

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1966

STATE OF
COUNTY OF

Before me, , a Notary Public in and for the State and County aforesaid, personally appeared the within named , the bargainor(s), 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, the day of , 19 .

Notary Public

My commission expires:

WARRANTY DEED

FROM

LEMUEL E. EDWARDS and wife

TO

TRAVIS RAY FOSTER and wife

19366

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 3 11,44 AM '66
NOTE BOOK 113 PAGE 588
RECORDING FEE $ 2.00
DEP. REG. M

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File: Rau Jack

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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

STATE TAX $ 2.20
PROBATE 50
TOTAL $ 2.70

R. E. WORRALL
DAVIDSON COUNTY, TENN.
COUNTY COURT CLERK
MAR 3 1966 PAID MAR $

Notary Public

My commission expires: