WARRANTY DEED

BOOK 4312 PAGE 71

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
M. G. Foster	M. M. Foster	Map 103-8
(NAME) 320 Harvard Ave	(NAME) 4111 Murphy Road	Par. 88
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tenn.	(STREET ADDRESS) Nashville Tenn.	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- Dollars,

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

I, M. M. Foster

have this day bargained and sold, and do hereby transfer and convey unto the said

M. G. Foster and wife, Nellie C. Foster

their heirs and assigns, A remainder interest in the following described real estate in Davidson County, Tennessee.

Being the northerly portion of the easterly part of Lot No. 349 in the Richland Realty Company's West Lawn Subdivision, a plan of which is of record in Book 421, page 32, Register's Office for Davidson County, Tennessee and being shown as Lot No. 1 of the Re-Subdivision of the easterly part of Lot No. 349 West Lawn Subdivision as of record in Book 3842, page 142, Register's Office for Davidson County, Tennessee. Said part of Lot No. 349 in the Richland Realty Company's West Lawn Subdivision and being Lot No. 1 of the Re-Subdivision of the easterly part of Lot No. 349 West Lawn Subdivision fronts 165.5 feet on the southerly margin of Murphy Road and runs back 320.94 feet on the easterly line, 330.65 feet on the westerly line to a line in the rear that measures 166.2 feet thereon.

Being a part of the property conveyed to M. M. Foster and wife, Katherine Foster, by deed from Bradford Realty Company of record in Book 499, page 383, Register's Office for Davidson County, Tennessee. The said Katherine Foster is now deceased.

The said M. M. Foster is retaining a life estate in said property and by this instrument is conveying the remainder interest in said property to M. G. Foster and wife, Nellie C. Foster.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 10,000.00

Subscribed and sworn to before me, this the 21 day of February 1969

Affiant: M. M. Foster

My commission expires: 11-7-70 (Affix Seal)

Notary Public: Dewey W Pedigo at Large

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

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

M. G. Foster and wife, Nellie C. Foster

their heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said

M. G. Foster and wife, Nellie C. Foster, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 21 day of February, 1969, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X M. M. Foster

This Instrument Was Prepared By

Dewey W. Pedigo

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

BOOK 4312 PAGE 72

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Dewey W. Pedigo, *a Notary Public in and for said County and State,* M. M. Foster, *the within named 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* February, *19* 69

Dewey W. Pedigo *Notary Public*

Commission expires 11-7-70

at large

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 .....

FEB 24 69	CONV	10,000.00				
FEB 24 69	S'TAX		A*	26.00		
FEB 24 69	PR'FEE		A*	.50		
FEB 24 69	W'DEED		A*	3.00	*	29.50

WARRANTY DEED

FROM

M. M. FOSTER

TO

M. G. FOSTER, ET UX

A 31277

IDENTIF. REFERENCE

FED 24 8 43 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

PEDIGO & SAINDON