Map. 73-11
Par. 66
PW

WARRANTY DEED BOOK 4314 PAGE 457

THIS INSTRUMENT PREPARED BY: Jack H. Davis, Attorney-At-Law,
3310 Lebanon Road, Hermitage, Tenn.

new owner ?
SEND TAX BILLS TO: Bobby G. Foust, 2311 Dundee Lane,
Donelson, Tennessee 37214

In and for the sum of Ten dollars ($10.00), cash in hand paid by Bobby G. Foust and wife, Deloris J. Foust, hereinafter referred to as the Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, including a covenant by the Grantees to assume and discharge the unpaid balance of a first mortgage loan in the amount of approximately Eleven thousand, Nine hundred, Forty dollars, and Ninety-Six cents ($11,940.96), as evidenced by a certain promissory note securred by a Deed of Trust as of record in Trust Deed Book 3088, page 249, Register's Office for Davidson County, Tennessee.

We, William L. Gaskill and wife, Catherine Gaskill, hereinafter referred to as the Grantors, have bargained, sold, and by these presents do transfer and convey unto the Grantees, their heirs, successors and assigns forever, a certain tract or parcel of real estate located at 2311 Dundee Lane, Donelson, Davidson County, Tennessee, which is more fully described as follows, to wit:

> Being Lot No. 116 on the Revised Plan of Sunset View, Section I, of record in Book 2663, Pages 27 and 28, Register's Office for said County, described as follows:
>
> Said Lot No. 116 fronts 120 feet on the southerly side of Dundee Lane and runs back 159.3 feet on the westerly line and 167 feet on the easterly line, to a line in the rear, measuring 72.7 feet thereon.
>
> Being the same property conveyed to William L. Gaskill and wife, Catherine Gaskill, by deed from Earl R. Caldwell, Jr. and wife, Frances E. Caldwell, of record in Book 4099, Page 151, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to restrictive covenants, easements and all limitations pertaining to the premises.

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

Mar. Co. 15,840.96 #A 41.08
Mar. St. #A .50
Mar. R.F. #A 3.00 #44.58
Mar. W.D.

And the Grantors covenant with the Grantees that they are lawfully seized and possessed of said land in fee simple, and have a good right to convey same, and that the said land is unemcumbered, except as hereinbefore set out.

The Grantors further covenant and bind themselves, their heirs, successors and representatives to forever warrant and defend the title to the said land to the Grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

In witness whereof, the Grantors have hereunto subscribed their names on this the 22nd day of February, 1969.

The actual consideration for this conveyance is $ 15,840.00.

X William L. Gaskill

X Bobby G. Foust
Affiant

X Catherine Gaskill

Subscribed and sworn to before me, this the 22nd day of February, 1969.

Notary Public

My Commission Expires:
8/5/72

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Edw Buckley Jr., a Notary Public, in and for the State and County aforesaid, personally appeared the within named, William L. Gaskill and wife, Catherine Gaskill, 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 Hermitage, Tennessee, this the 22nd day of February, 1969.

Notary Public

My Commission Expires:
8/5/72

IDENTIF. REFERENCE

MAR 4 8 17 AM '69
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

132382