BOOK 4343 PAGE 674

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLDG
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
James M. Foster, Jr. (NAME)	Dobson & Johnson, Inc. (NAME)	Map 84-16
2575 Stinson Road (STREET ADDRESS OR ROUTE NUMBER)	1109 J. C. Bradford Building (STREET ADDRESS)	Par. 32
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Pd

FOR AND IN CONSIDERATION of the sum of $10.00----------

----------TEN AND NO/100----------Dollars,

Cash paid by James M. Foster, Jr. and wife, Phyllis H. Foster, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said of the unpaid principal balance of a note in the original amount of $11,150.00, secured by a deed of trust to Albert Wm. Johnson, Trustee, dated August 26, 1966, and recorded in book 4051, page 656, Register's Office for Davidson County, Tennessee.

We, William Scherer and wife, Donna M. Scherer,

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

James M. Foster, Jr. and wife, Phyllis H. Foster,

their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 2 on the Map of Hargis Heights, as of record in Book 974, page 82, Register's Office for said County, and described as follows: Beginning at a point in the easterly margin of McGavock Lane, or Pike, the common corner of Lots 1 and 2; thence with the line between said lots, easterly 200 feet to the line between Lots 2 and 3; thence with the line between said lots, southerly 100 feet to the northerly margin of Stinson Road; thence with the margin of the same, westerly 175 feet to a point, the beginning of a curve; thence around said curve in a northerly direction with a radius of 25 feet to a point in the easterly margin of McGavock Lane or Pike; thence with the margin of the same, northerly 75 feet to the point of beginning.

Being the same property conveyed to William Scherer and wife, Donna M. Scherer, by deed from William C. Franklin and wife, as of record in book 4051, page 654, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,733.05

Subscribed and sworn to before me, this the 19th day of June 19 69

Barbara Ferguson
Affiant

My commission expires: 8/9/72 (Affix Seal)

Notary Public

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

James M. Foster, Jr. and wife, Phyllis H. Foster,

their (successors),

heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered., except as stated herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said James M. Foster, Jr. and wife, Phyllis H. Foster, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 19th day of June, 19 69, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X William Scherer
William Scherer

X Donna M. Scherer
Donna M. Scherer

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Beverly Jo Womble, *a Notary Public in and for said County and State,* William Scherer and wife, Donna M. Scherer

the within named 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* 19th *day of* June, *19* 69

Beverly Jo Womble *Notary Public*

Commission expires 8/9/72

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 .....

JUN 20 69 CONV 12,733.05
JUN 20 69 S'TAX B* 33.00
JUN 20 69 RECFEE B* .50
JUN 20 69 MDEED B* 3.00 * 36.52

WARRANTY DEED

FROM
William Scherer, et ux

TO
James M. Foster, Jr., et ux

A 45081

IDENTIF. REFERENCE

JUN 20 11 05 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

FILE: Dobson & Johnson, Inc.