This instrument was prepared by Clyde P. Holland, Attorney. Law firm of Warfield, Entrekin & Jones, Third National Bank Bldg., Nashville, Tennessee 37219

WARRANTY DEED

BOOK 4369 PAGE 713

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel L. Foster, et ux	First & Mid-South Mortgage Company	Map 90-11
(NAME) 640 American Road	(NAME) 410 Union Street	Par. 44
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37209	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

Cash in hand paid by Daniel L. Foster and wife, Jean B. Foster, and other good and valuable considerations, the receipt of which is hereby acknowledged,

ALVIN W. TERRELL & SON, INC., has ~~bargained~~ this day bargained and sold, and do hereby transfer and convey unto the said Daniel L. Foster and wife, Jean B. Foster their ~~successors~~, heirs and assigns, *certain real estate in Davidson County, Tennessee, as follows:*

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 411 on the Map of Charlotte Park, Section VI, as of record in Book 2900, pages 7 and 8, Register's Office for said County.

BEGINNING at a point in the northerly margin of American Road, common corner of Lots Nos. 409 and 411; thence with the line between said two lots, northerly 103.0 feet to a point; thence north 76° 28' west 114.7 feet to a point in the easterly margin of Basswood Avenue; thence with said Avenue southerly 110.0 feet to the beginning of a curve; thence around same curve southeasterly 39.3 feet to a point in the northerly margin of American Road; thence with said Road easterly 98.0 feet to the point of beginning.

BEING the same property conveyed to Alvin W. Terrell & Son, Inc., by deed from Marie E. Pickney of record in Book 4210, page 753, Register's Office for Davidson County, Tennessee.

CONVEYANCE of this property is subject to Restrictive Covenants of record in Book 2921, page 412, and the Plan of record in Book 2900, pages 7 & 8, Register's Office for Davidson County, Tennessee, which shows an owner's certificate, a 30-foot minimum building setback line from American Road and a 10-foot easement for public utility purposes along the easterly line of said lot, and a 30-foot setback line from Basswood Avenue.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 20,900.00

Subscribed and sworn to before me, this the 3rd day of October 19 69

Affiant: Daniel L. Foster

My commission expires: 5-3-70 (Affix Seal)

Notary Public: Muriel Stevens

This is unimproved ( ) improved (X) property, known as 640 American Road, Nashville, Tennessee 37209 (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 Daniel L. Foster and wife, Jean B. Foster their ~~successors~~, *heirs and assigns forever.* It (does) *covenant that* it is *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 for current taxes and as shown above.

It does *further covenant and bind* itself, its successors ~~and assigns~~ *and representatives, to warrant and forever defend the title to said real estate to said* Daniel L. Foster and wife, Jean B. Foster, their ~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 3rd *day of* October, 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.*

ALVIN W. TERRELL & SON, INC.

BY: B. W. Terrell
B. W. Terrell, Vice President

BOOK 4369 PAGE 714

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *a Notary Public in and for said County and State,* .....

the within named 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 ..... *Tennessee, this* .....*day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned *, a Notary Public of the State and County aforesaid, personally appeared* B. W. Terrell *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Vice President *of the* Alvin W. Terrell & Sons, Inc. *the within named bargainor, a corporation, and that* he *as such* Vice President *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Vice President .

Witness my hand and seal, at office in Nashville, Tennessee *this* 3rd *day of* October, *19* 69.

Notary Public

Commission expires 5-3-70

OCT-3 CONV 20,900.00
OCT-3 S'TAX A* 54.34
OCT-3 PR'FEE A* .50
OCT-3 W'DEED A* 3.00 * 57.84

WARRANTY DEED

FROM
Alvin W. Terrell & Son, Inc.
TO
Daniel L. Foster, et ux

A 56245

IDENTIF. REFERENCE

Oct 3 2 44 PM '69

REGISTER'S OFFICE
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

Please Return To:
Warfield, Entrekin & Jones
Third National Bank Bldg.
Nashville, Tennessee 37219