BOOK 4419 PAGE 202

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May, 19 70

Notary Public

MY COMMISSION EXPIRES: Nov. 1st, 1972

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

E. Wardwell Buckner (NAME) 601 Stahlman Building Nashville, Tenn. (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Berkley Hills Apt. (NAME)	Mr. Jack Driver (NAME)	Map - 51-7
(STREET ADDRESS OR ROUTE NUMBER)	118 Emmitt Street (STREET ADDRESS)	par. 40
(CITY) (STATE) (P. O. ZIP)	Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	M. O.

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James M. Foster and wife Polly T. Foster

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Berkley Hills Apt. a Partnership

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being the south 400 feet of Lot No. 3 on the Plan of the Stratton Place, of record in Book 547, page 182, Register's Office for said County.

Said part of said lot fronts 150 feet on the north side of Due West Avenue, and runs back between lines, as measured from the center line of said Due West Avenue, along the west margin of a 50-foot road, 400 feet to a dead line, on which it measures 137 feet more or less.

Being the same property conveyed to James M. Foster and wife Polly T. Foster, be deed from Willie H. Jones, unmarried, of record in Book 4051, page 599, Register's Office for Davidson County, Tennessee.

unimproved ( ) This is improved (X) property, known as 302 West Due West Avenue (House Number) (Street) Madison, Tennessee (P. O. Address) (City or Town) 37115 (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand S this 15th day of May, 19 70

James M. Foster

Polly T. Foster

STATE OF TENNESSEE
Davidson County

BOOK 4419 PAGE 203

Personally appeared before me, Billy H. Howell, a Notary Public in and for said County and State, the within named James M. Foster and wife, Polly T. Foster

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 Nashville, Tennessee, this 15th day of May 1970.

Commission expires November 1st, 1972

Billy H. Howell
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

James M. Foster and wife,

Polly T. Foster

TO

Berkley Hills Apartment

A 78273

IDENTIF. REFERENCE

MAY 21 3 19 PH '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail to: Jack Driver Construction Co.
118 Emmitt St., Madison, Tenn. 37115

MAY21 70	CONV	20,000.00			
MAY21 70 S'TAX			A*	52.00	
MAY21 70 PR'FEE			A*	.50	
MAY21 70	W'DEED		A*	3.00	* 55.50