Mail And To
Mr. Mrs. Richard
4111 Michigan Ave

BOOK 4419 PAGE 608

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph H. Foster (NAME)	Guaranty Mortgage Company (NAME)	Map. 90-15
616 Comet Drive (STREET ADDRESS OR ROUTE NUMBER)	311 7th Ave. North (STREET ADDRESS)	Pc. 101
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	pw

FOR AND IN CONSIDERATION of the sum of Ten and No/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid and other good and valuable considerations accepted as cash, the receipt of which is hereby acknowledged and for further consideration Joseph H. Foster and wife, Annie P. Foster assumes and agrees to pay the unpaid balance of $10,364.61 of an original indebtedness of $11,850.00 secured by deed of trust of record in book 3513, page 93, Register's Office for Davidson County, Tennessee,

we, T. W. Mayes and wife, Doy P. Mayes

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

Joseph H. Foster and wife, Annie P. Foster, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 1054 on the Plan of Charlotte Park, Section 14, as of record in book 3300, pages 29 and 30, Register's Office for said County.

Said Lot No. 1054 fronts 75.9 feet on the northeasterly side of Comet Drive and extends back 163.1 feet on the northwesterly line and 159.8 feet on the southeasterly line, to a dead line in the rear on which it measures 73.21 feet.

Being the same property conveyed to T. W. Richard Mayes and wife, Doy P. Mayes by deed from Cumberland Valley Builders, Inc., of record in Book 3465, page 345, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,950

Subscribed and sworn to before me, this the 14 day of May 1970

My commission expires: 14 Feb 73 (Affix Seal)

Affiant Joseph H. Foster

Notary Public Jane J. Patterson

NOTARY PUBLIC STATE OF TENNESSEE

This is unimproved ( ) improved (X) property, known as 616 Comet Drive (House Number) Nashville, Tennessee (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

Joseph H. Foster and wife, Annie P. 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.*

we *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Joseph H. Foster and wife, Annie P. Foster, their

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

Witness our *hand* s *this* 14th *day of* May, 19 70 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

T. W. Mayes

Doy P. Mayes

This Instrument Was Prepared By

Quincy W Pedigo

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, James T Patterson, *a Notary Public in and for said County and State,* T. W. Mayes and wife, Doy P. Mayes

*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* 16th *day of* May, *19*70

James T Patterson
Notary Public

Commission expires 14 Feb 1973

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 .....

Mail: Jim Patterson
P.O. Box 25 - Bellevue, Tenn 37021

MAY22 CONV 18,950.00
MAY22 S'TAX A* 49.14
MAY22 PR'FEE A* .50
MAY22 W'DEED A* 3.00 * 52.64

WARRANTY DEED

FROM T. W. Mayes, et ux

TO Joseph H. Foster, et ux

A 78435

IDENTIF REFERENCE

MAY 22 4 00 PH '70

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