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This [illegible] prepared by
REAU E. FOLK, JR., Attorney.
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED
TTC - 216003

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
73-12-67 M.O.	Mr/Mrs James M. Foster,Jr. Same as Below	Dobson & Johnson, Inc. J. C. Bradford Building Nashville, Tennessee
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 10756
3D-49086	2429 Dundee Lane	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated September 24, 1964, in the original principal sum of $16,000.00, payable to Dobson & Johnson, Inc., in monthly installments of $88.48, including interest at 5-1/4% per annum, and being secured by a deed of trust executed by Joe H. Harwell and wife to Albert Wm. Johnson, Trustee, as of record in Book 3816, page 791, said debt having since been assigned to United Benefit Life Insurance Company, by instrument of record in Book 3818, page 282,

JOE H. HARWELL and wife, JO ANN W. HARWELL

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES M. FOSTER, JR., and wife, PHYLLIS H. FOSTER

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 160 of the Revised Plan of Section I, Sunset View, as of record in Book 2663, pages 27 and 28.

Said Lot No. 160 fronts 105.58 feet on the south side of Dundee Lane and runs back 235.8 feet on the west line and 245.8 feet on the east line to a dead line in the rear on which it measures 131.8 feet.

Being the same property conveyed to Joe H. Harwell and wife, Jo Ann W. Harwell, by deed from Chester H. White and wife, as of record in Book 3816, page 789.

This conveyance is made subject to restrictions of record in Book 2492, page 307.

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

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except as shown above and 1970 Taxes, which have been prorated and assumed by the Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 10th day of June, 1970.

Joe H. Harwell

Jo Ann W. Harwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Joe H. Harwell and wife, Jo Ann W. Harwell the 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, the 10th day of June, 1970.

My commission expires: July 26,1970.

Reau E. Folk Jr.
Notary Public

STATE OF
COUNTY OF

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

JUN10 CONV 22,061.36
JUN10 STAX A* 57.46
JUN10 PRFEE A* .50
JUN10 MDEED A* 3.00 * 60.96

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 22,061.36

James M. Foster, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF June, 1970

MY COMMISSION EXPIRES: July 26,1970. Reau E. Folk Jr.
(AFFIX SEAL) Notary Public

WARRANTY DEED
REF:mas

FROM
JOE H. HARWELL AND WIFE

TO
JAMES M. FOSTER, JR., AND WIFE

A 8 0 1 3 1

IDENTIF. REFERENCE

JUN 10 12 09 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File: Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public