WARRANTY DEED

BOOK 4429 PAGE 517

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Miss Jennette Edwards	Same	83-1
(NAME)	(NAME)	
P. O. Box 412		418
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37202		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 (10.00)---------- *Dollars,*
cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged;

THIS INSTRUMENT PREPARED BY:
O. B. Hofstetter, Jr., Attorney
Nashville, Tennessee 37201

JULIA W. FOSTER, Trustee, has ~~have~~ does *this day bargained and sold, and do hereby transfer and convey unto the said* JENNETTE EDWARDS, her heirs and assigns a one-half undivided interest in and to a ~~certain tract or parcel of land~~ *certain real estate in Davidson County, Tennessee, as follows:*

Being part of Lot No. 3 on the Map of Martha Martin Lands of record in Book 161, page 101, Register's Office for said County, and described as follows:

BEGINNING in the center of Gallatin Pike at a point opposite the southwest corner of Lot No. 1 on the Map of J. B. Hancock's East End Addition of record in Book 57, page 133, Register's Office for said County; thence eastwardly and with the southerly line of said subdivision 486 feet, more or less, to the northwest corner of the property conveyed to Clark Gower, et al, by deed from Virginia Evansfort, et al, of record in Book 989, page 349, said Register's Office; thence with their westerly line southwardly 130 feet, more or less, to their southwest corner; thence north 78-3/4° west 14.35 feet; thence south 1-1/2° west .84 of a pole; thence north 78-3/4° west 471.9 feet, more or less, to the center of Gallatin Pike; thence with the center of said pike north 12-1/2° east 149-1/2 feet, more or less, to the beginning.

Being the same property conveyed to Julia W. Foster, Trustee, by deed from Martin I. Cohen, Trustee, of record in Book 4281, page 746, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 2,500.00

Subscribed and sworn to before me, this the 6th day of July 1970

Affiant Julia W. Foster

My commission expires: 11-13-73 (Affix Seal)

Notary Public Grace C. Miller

This is (unimproved ( ) improved (X)) property, known as 919 Gallatin Pike, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

one-half undivided interest in said

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

JENNETTE EDWARDS, her

(successors), heirs and assigns forever. She *covenants that* she is *lawfully seized and possessed of said real estate in fee simple,* has *a good right to convey it,* ~~and that the same is unencumbered~~ This conveyance is made subject to unpaid taxes and deed of trust of record in Book 2572, page 367, said Register's Office.

She *further covenants and binds* herself, her *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantee, her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 6th *day of* July 1970, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.* Julia W. Foster declares that she is the true and lawful holder of a note dated Oct. 26, 1956, secured by a deed of trust in Book 2572, page 367, Register's Office for Davidson County, Tennessee, and does release and discharge her lien on the property herein described.

Julia W. Foster, Trustee
Julia W. Foster, Trustee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Eunice Miller, *a Notary Public in and for said County and State,* Julia W. Foster

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 6 *day of* July, *19* 70.

Eunice Miller *Notary Public*

Commission expires November 13, 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 .....

JUL-70	CONV	*2,500.00				
JUL-70	S'TAX		A*	6.50		
JUL-70	PR'FEE		A*	.50		
JUL-70	W'DEED		A*	3.00	*	10.00

WARRANTY DEED

FROM

JULIA W. FOSTER, TRUSTEE

TO

JEANNETTE EDWARDS

A 82863

IDENTIF. REFERENCE

JUL 7 10 04 AM '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