WARRANTY DEED

BOOK 4442 PAGE 307

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alvan S. Foster	Emigrant Savings Bank	Map 90-12
(NAME) 6232 Henry Ford Dr.	(NAME) 5 East 42nd Street	Pcl 123
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37207	(STREET ADDRESS) New York, N.Y. 10017	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Part

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

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Dollars,

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 3874, page 804, Register's Office for Davidson County, Tennessee

We, James R. Haun and wife, Eleanor W. Haun,

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

Alvan S. Foster and wife, Nancy L. Foster, their

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

Land in Davidson County, Tennessee, being Lot No. 223 on the Plan of Charlotte Park, Section 3, of record in Book 2663, page 70, Register's Office for said County.

Said Lot No. 223 fronts 71 feet on the easterly side of Henry Ford Drive and runs back 184.5 feet on the north line and 206.8 feet on the south line to a dead line in the rear, on which it measures 78 feet.

Being the same property conveyed to James R. Haun and wife, Eleanor W. Haun, by deed from Darrell R. Burnett and wife, Vada D. Burnett, of record in Book 4240, page 32, Register's Office for Davidson County, Tennessee, and said deed was re-recorded in Book 4441, page 341, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $16,905.00

Subscribed and sworn to before me, this the 28th day of August 1970

Affiant

My commission expires: August 14, 1974

Notary Public

(Affix Seal)

This is { unimproved / improved } property, known as ..... (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

Alvan S. Foster and wife, Nancy L. 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.* except as noted above.

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

Alvan S. Foster and wife, Nancy L. Foster, their

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

Witness our *hand* s *this* 28 *day of* August, 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.*

James R Haun Eleanor W. Haun

This Instrument Was Prepared By

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, DAVID M. KNIGHT *a Notary Public in and for said County and State,* James R. Haun and wife, Eleanor W. Haun,

the within named 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 *this* 28 *day of* August, *19* 70

David M. Knight
Notary Public

Commission expires October 24, 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 .....

SEP-1 70	CONV	16,805.99			
SEP-1 70	S'TAX		A*	43.68	
SEP-1 70	PR'FEE		A*	.50	
SEP-1 70	W'DEED		A*	3.00	* 47.18

A 88583

IDENTIF. REFERENCE

SEP 1 9 32 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
JAMES R. HAUN, ET UX

TO
ALVAN S. FOSTER, ET UX

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

PEDIGO & SAINDON