This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

ATC-162206

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
82-16-107	Mr/Mrs Ernest Agee 802 Russell Street Nashville, Tennessee 37206	Same as new owners BOOK 4492 PAGE 793
FIELD BOOK NUMBER(S) 18W-03425	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. PROPERTY IS ☐ 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,

TRAVIS B. FOSTER and wife, IRIS M. FOSTER

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ERNEST AGEE and wife, CORA AGEE

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 the easterly 21.66 feet of Lot No. 45, all of Lot No. 46 (50 feet), and the westerly 45.00 feet of Lot No. 47 on the Plan of Barrow's Addition to Edgefield, as of record in Plan Book 1, page 113, Chancery Court at Nashville.

Said lot and parts of Lots adjoin and front together 116.66 feet on the northerly side of Russell Street and run back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Travis B. Foster and wife, Iris M. Foster, by deed from Lawrence J. Stevens and wife, Lula A. Stevens, as of record in Book 1716, page 209.

APR12F	CONV	12,000.00			
APR12F	S'TAX		A*	31.20	
APR12F	PR'FEE		A*	.50	
APR12F	W'DEED		A*	3.00	* 34.70

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 1971 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 8th day of April, 19 71

Iris M. Foster
Iris M. Foster

Travis B. Foster
Travis B. Foster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4492 PAGE 794

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Travis B. Foster and wife, Iris M. Foster 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 8th day of April, 1971.

Reau E. Folk Jr.
Notary Public

My commission expires: July 23,1974.

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.

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

$ 12,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF April, 19 71

MY COMMISSION EXPIRES: July 23, 1974 (AFFIX SEAL)

Notary Public

WARRANTY DEED
REF:mas

FROM
TRAVIS B. FOSTER AND WIFE

TO
ERNEST AGEE AND WIFE

B 10677

IDENTIF. REFERENCE

APR 12 2 42 PM '71

FELIX [illegible] 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