BOOK 1501 PAGE 192

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF April 19 71.

Notary Public

MY COMMISSION EXPIRES: 12/1/74

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CAESAR E. URRUTIA, ATTORNEY, 601 STAHLMAN BLDG., NASHVILLE, TENNESSEE 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICHARD G. ADAMS & WIFE (NAME)	SAME (NAME)	MAP 51-11
1417 OAKLAND ACRES DRIVE (STREET ADDRESS OR ROUTE NUMBER)	SAME (STREET ADDRESS)	PAR- 95
NASHVILLE, TENNESSEE 37115 (CITY) (STATE) (P. O. ZIP)	SAME (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, J. M. FOSTER AND WIFE, POLLY T. FOSTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD G. ADAMS AND WIFE, BETTY ADAMS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 33 ON THE MAP OF OAKLAND ACRES, SECTION XI, AS OF RECORD IN BOOK 377 , PAGE 26, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 33 FRONTS 175.0 FEET ON THE EAST SIDE OF OAKLAND ACRES DRIVE AND EXTENDS BACK BETWEEN LINES 195.04 FEET ON THE NORTH LINE AND 195.06 FEET ON THE SOUTH LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 175.0 FEET.

BEING SAME PROPERTY CONVEYED TO J. M. FOSTER AND WIFE, POLLY T. FOSTER, BY DEED FROM HARDCASTLE CONSTRUCTION COMPANY, INC., A TENNESSEE CORPORATION, OF RECORD IN BOOK 3976, PAGE 658, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

RESTRICTIONS OF RECORD IN BOOK 3928, PAGE 103, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (COPY ATTACHED), IN THE MAP OF OAKLAND ACRES, SECTION II, AS OF RECORD IN PLAT BOOK 3700, PAGE 26, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SHOWS A SET BACK LINE OF 40' FROM OAKLAND ACRES DRIVE, AND A 10' PUBLIC UTILITY EASEMENT ALONG THE REAR LINE OF THE LOT.

IT IS A PART TO THE CONSIDERATION OF THIS TRANSACTION THAT THE GRANTEES HEREIN ASSUME AND AGREE TO PAY THE UNPAID BALANCE, AS OF THIS DATE, OF A NOTE IN THE ORIGINAL PRINCIPAL SUM OF $30,000.00, PAYABLE TO THE NATIONWIDE LIFE INSURANCE CO., SAID NOTE IS SECURED BY A DEED OF TRUST, IN BOOK 4135, PAGE 434, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is unimproved ( ) improved (X) property, known as 1417 OAKLAND ACRES DRIVE, MADISON, TENNESSEE 37115
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 21st day of April, 19 71

x J. M. Foster

x Polly T. Foster

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named J. M. FOSTER AND WIFE, POLLY T. FOSTER

the 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, Tennessee, this 7 day of APRIL 19 71

Commission expires 12/5/71

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
J. M. FOSTER AND WIFE, POLLY T. FOSTER

TO
RICHARD G. ADAMS AND WIFE, BETTY ADAMS

B 14492

IDENTIF. REFERENCE

MAY 12 1 07 PM '71

FELIX A. ELSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

mail to

MAY 12 71	CONV	45,000.00			
MAY 12 71	S'TAX		A*	117.00	
MAY 12 71	PR'FEE		A*	.50	
MAY 12 71	W'DEED		A*	3.00	* 120.50