WARRANTY DEED

BOOK 4518 PAGE 886

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Houston E. Foster (NAME)	Houston E. Foster (NAME)	Map 105-13
859 Bradford Avenue (STREET ADDRESS OR ROUTE NUMBER)	1215 Stratford Ave. (STREET ADDRESS)	Par. 409
Nashville, Tennessee 37204 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Pal

FOR AND IN CONSIDERATION of the sum of Ten ----and 00/100 ----------

----------($10.00) ---------- *Dollars,*

Cash in hand paid by the Grantees herein and other good and valuable consideration, the receipt of which is hereby acknowledged and for the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated February 1, 1970 executed by James E. Abernathy and wife, payable to Kenneth B. Everly and wife, Helen A. Everly, for the original sum of $13,000.00, and secured by an Installment Deed of record in Book 4395, page 837, Register's Office for Davidson County, Tennessee.

We, James E. Abernathy and wife, Vivian W. Abernathy

have this day bargained and sold, and do hereby transfer and convey unto the said Houston E. Foster and wife, Reita W. Foster

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being part of lot No. 1 on the Map of Joseph Knowles Subdivision of Block "D" of the C. D. Elliott Property, as of record in Book 332, Page 48, Register's Office for said County, described according to a survey made by James A. Hamilton, Jr., Surveyor, March 5, 1952, as follows:

BEGINNING at the southeast corner of Bradford Avenue and 9th Avenue South or Kirkman Avenue; thence with the southerly margin of Bradford Avenue, eastwardly 55 feet to the corner of Lots Nos. 1 and 2; thence with the line between said two lots, southwardly 160 feet to a point 50 feet north of the northerly margin of an alley; thence at right angles, westwardly 23 feet; thence at right angles, northwardly 15 feet; thence at right angles, westwardly 76.9 feet to the easterly margin of 9th Avenue South or Kirkman Avenue; thence with said Avenue, northwardly 151.4 feet to the beginning.

Being the same property conveyed to James E. Abernathy and wife, Vivian W. Abernathy, by deed from Kenneth B. Everly and wife of record in Book 4395, Page 837, Register's Office for Davidson County, Tennessee.

This instrument prepared by:
Herman O. Loewenstein, Attorney, 1100 Third National Bank Bldg., Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $17,240.00

Subscribed and sworn to before me, this the 9th day of July 19 71

James E Abernathy
Affiant

My commission expires: May 5, 1973 (Affix Seal)

H. O. Loewenstein
Notary Public

This is improved (X) property, known as 859 (House Number) Bradford Avenue (Street) Nashville 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 Houston E. Foster and wife, Reita W. 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 herein stated.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Houston E. Foster and wife, Reita W. Foster their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 9 day of July, 19 71 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James E. Abernathy

Vivian W. Abernathy

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Herman O. Loewenstein, *a Notary Public in and for said County and State,* James E. Abernathy and wife, Vivian W. Abernathy

the within named 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* 7 *day of* July, *19* 71.

Herman O. Loewenstein *Notary Public*

Commission expires May 5, 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 .....

Co. 17,240.00
St 44.72
PF .50
W.D - 4.00 4922

WARRANTY DEED

FROM
James E. Abernathy, Et Ux

TO
Houston E. Foster, Et Ux

B 22388

IDENTIF. REFERENCE

JUL 12 9 53 AM '71

FELIX E. [illegible] 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

Mail Stafford Ave
12/15 Memphis