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Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$23,800.00 Matthew M. Foster
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 1971

W. K. Georgas, Jr.
Notary Public

MY COMMISSION EXPIRES: 5/10/75
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219
NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew M. Foster (NAME)	Mortgage Associates, Inc. (NAME)	4D-04954
8215 Terry Lane (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	75-14
Hermitage, Tennessee (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	86

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, James B. Pierce et ux Sue Pierce

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew M. Foster et ux Linda D. Foster

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. 41 on the plan of Hermitage Estates, Section 4, as of record in Book 3700, Page 148, Register's Office for Davidson County, Tennessee.

Said Lot No. 41 fronts 80.0 feet on the westerly side of Terry Lane and extends back 176.6 feet on the northerly line and 181.2 feet on the southerly line to a dead line in the rear, measuring 80.1 feet thereon.

Being the same property conveyed to James B. Pierce et ux Sue Pierce by deed from Wilma E. Hancock of record in Book 4344, Page 381, said register's office.

This conveyance is subject to restrictive covenants of record in Book 4182, Page 78, said register's office.

This is {unimproved / improved} {x} property, known as 8215 Terry Lane, Hermitage, Tennessee
(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 hand s this 30th day of June, 19 71

James B. Pierce

James B. Pierce

Sue Pierce

Sue Pierce

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STATE OF ~~TENNESSEE~~ North Carolina
~~Davidson County~~ County of Mecklenburg

Personally appeared before me, ~~W. K. Georgas, Jr.~~ Katheryn D. Prim, a Notary Public in and for said County and State, the within named James B. Pierce 'et ux Sue Pierce

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 ~~Charlotte~~, North Carolina, ~~Tennessee~~, this 30th day of June 19 71

Commission expires ~~2/10/75~~ My Commission Expires November 8, 1975

Katheryn D. Prim
Notary Public ~~W. K. Georgas, Jr.~~

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such (they) _____ 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
JAMES B. PIERCE ET UX SUE

TO
MATTHEW M. FOSTER ET UX LINDA

P.

B 2 3 7 9 7

IDENTIF. REFERENCE

JUL 21 3 05 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL21 77 CONV 23,800.00
JUL21 77 STAX A* 61.88
JUL21 77 PRTEE A* .50
JUL21 77 WDEED A* 4.00 * 66.38

Edward Seldon
Attorney-at-Law
480 James Robertson Parkway
Nashville, Tennessee 37219