WARRANTY DEED

BOOK 4561 PAGE 216

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Nonye S. Bassett (NAME)	Security Federal Savings & Loan	3D-37285
205 Gann Drive (STREET ADDRESS OR ROUTE NUMBER)	2700 Franklin Rd. P. O. Box 40403 (STREET ADDRESS)	Map 94-B
Donelson, Tenn. 37214 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37204 (CITY) (ZONE) (STATE)	Par. 44

This instrument was prepared by: David Rutherford, Attorney, Nashville, Tennessee.

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

cash in hand paid and other good and valuable considerations, paid by the grantee the receipt of which is hereby acknowledged,

We, Charles E. Foust and wife, Betty A. Foust,

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

Nonye S. Bassett, her

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

Land in Davidson County, Tennessee, being lot No. 79 on the Map of Clover Nook Subdivision, as of record in book 2900, page 52, Register's Office for said County.

Said lot No. 79 fronts 90.10 feet on the northerly side of Gann Drive and extends back between lines 269.2 feet on the east line and 335.6 feet on the west line to a dead line in the rear on which it measures 137.0 feet.

Being the same property conveyed to Charles E. Foust and wife, Betty A. Foust, by deed from C. C. Adams and wife, of record in book 3615, page 557, Register's Office for said County.

This conveyance is made subject to restrictions of record in book 2994, page 126, Register's Office for Davidson County, Tennessee, and an easement of record in book 1165, page 427, and easement of record in book 1224, page 192, Register's Office for Davidson County, Tennessee, and twenty-foot public utilities easement, 100-foot T.V.A. easement across premises, 40-foot setback line from Gann Drive, anchor easement and conditions of owners certificate, as shown on plan of record in book 2900, pages 51 and 52, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 29,250.00

Affiant

Subscribed and sworn to before me, this the 10th day of December 19 71.

Notary Public

My commission expires: 03 Aug 74 (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

Nonye S. Bassett, her

(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.

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

Nonye S. Bassett, her

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

Witness our hands this 10th day of December, 1971.

Charles E. Foust

Betty A. Foust

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, John T. Holland, II, *a Notary Public in and for said County and State,* Charles E. Foust and Betty A. Foust

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* 10th *day of* December, *19* 71.

Commission expires 03 Aug 74 John T. Holland, II *Notary Public*

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 .....

DEC 14 71 CONV 29,250.00
DEC 14 71 STAX A* 75.92
DEC 14 71 PRFEE A* .50
DEC 14 71 WDEED A* 4.00 * 80.42

WARRANTY DEED

FROM

Charles E. Foust et ux

TO

Monya S. Bassett

Files Security Fee, Inc.

B 4 1 3 9 1

IDENTIF. REFERENCE

Dec 14 2 57 PM '71

FELIX Z. WILSON 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