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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 $17,950.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF January 19 72.

Notary Public

MY COMMISSION EXPIRES: 4/26/75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Jackson, Attorney, American Trust Bldg., Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank D. Oster, et ux (NAME)	First Federal Savings (NAME)	Map 107-5
1902 Karen Drive (STREET ADDRESS OR ROUTE NUMBER)	4th and Union (STREET ADDRESS)	Par 57
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (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, Lewis G. Talbert and wife, Patricia S. Talbert

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank D. Oster and wife, Carol J. Oster,

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:

Being Lot No. 176 on the Plan of Bel-Air Section 2, as of record in Book 2900, pages 29 to 32, Register's Office for said county.

Beginning at a point in the westerly margin of Patricia Drive at the common corner of Lots 175 and 176; thence with the margin of said Drive, southerly 89.2 ft. to a point in the beginning of a curve; thence around said curve, southwesterly 33 ft. to a point in the northerly margin of Karen Drive; thence with the margin of the same, westerly 98.4 ft. to a point, the common corner of Lots 176 and 177; thence with the line between said lots, northwardly 84 ft. to a corner of Lot No. 175; thence with the line between Lots 175 and 176, easterly 94 ft. to the point of beginning.

Being the same property conveyed to Lewis G. Talbert and wife, Patricia S. Talbert by deed from M. L. Barrett and Jere L. Wright, of record in Book 4532, page 624, Register's Office for said county.

This is unimproved ( ) improved (X) property, known as 1902 Karen Drive, Nashville, 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 21st day of January, 19 72

Lewis G. Talbert

Patricia S. Talbert

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lewis G. Talbert and wife, Patricia S. Talbert

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 21st day of January 19 72

Commission expires ~~4/26/75~~ Aug 11, 1975

M. L. Barrett
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 Lewis G. Talbert, et ux

TO Frank D. Oster, et ux

B 48041

IDENTIF. REFERENCE

FEB 10 10 10 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

Mail to
Robt. L Jackson
Box 2541
Nashville 37219

FEB10 72	CONV	17,950.00			
FEB10 72	S'TAX		A*	46.54	
FEB10 72	PR'FEE		A*	.50	
FEB10 72	W'DEED		A*	4.00	* 51.04