BOOK 4709 PAGE 58 FORM NO. WD-1

PREPARED BY:
A. BRADEN FLOYD, JR. ATTY.
338 WHITE BRIDGE ROAD
NASHVILLE, TN 37209

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,500.00

Lionel Foster
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF May 1923

A. Braden Floyd Jr.
Notary Public

MY COMMISSION EXPIRES: 7/3/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lionel Foster et ux (NAME)	Noel-Palmer Mortgage Company (NAME)	Map 162-2
213 Coleridge Court (STREET ADDRESS OR ROUTE NUMBER)	Statesman Bldg (STREET ADDRESS)	Par 108
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, Donald E. Preston and wife, Margie L. Preston

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lionel Foster and wife, Frances E. 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. 71 on the Plan of Colewood Acres, Section II, as of record in Book 3700, page 135, Register's Office for said County.

SAID Lot No. 71 fronts 70 feet on the southerly side of Coleridge Court and extends back 138.2 feet on the westerly line and 145.6 feet on the easterly line to a broken line on which it measures 101.73 feet.

BEING the same property conveyed to Donald E. Preston and wife, Margie L. Preston by deed from Paul W. Bruce and wife, Lola J. Bruce by deed of record in Book 4581, page 69, Register's Office for Davidson County, Tennessee .

The grantees have agreed and assume to pay the unpaid balance of a mortgage to Noel-Palmer Mortgage Company, Inc. which is secured by a deed of trust of record in Book 4295, page 988, said Register's Office.

This is unimproved ( ) improved ( ) property, known as 213 Coleridge Court (House Number) (Street) Nashville, Tennessee (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 18 day of May, 1923

Donald E. Preston

Margie L. Preston

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 Donald E. Preston and wife, Margie L. Preston

the bargainor, 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 18 day of May 1973

Commission expires 7/31/73

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
DONALD E. PRESTON AND WIFE, MARGIE L. PRESTON

TO
LIONEL FOSTER AND WIFE, FRANCES E. FOSTER

C 07387

IDENTIF. REFERENCE

MAY 21 11 24 AM '73
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File: O. Bradley Floyd Jr.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY21	CONV	24,500.00				
MAY21	STAX		A*	63.70		
MAY21	PRFEE		A*	.50		
MAY21	WDEED		A*	4.00	*	68.20