THIS INST

This Instrument was prepared by:
Herbert L. Buchanan,JR. Attorney
300 Hundred Oaks Tower
Nashville, Tennessee

WARRANTY DEED

BOOK 4760 PAGE 60

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles W. Foster and Robert H. Miller	C. W. Foster and R. H. Miller	Map 118-1
(NAME)	(NAME)	
140 North First Street	140 North First Street	Par. 111 & 112
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	22W21240
Nashville, Tennessee 37213	Nashville, Tenn. 37213	22W21245
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ($31,000.00) Thirty-one thousand and 00/100 *Dollars,*

We, Louis L. Waller and Raymond W. Waller, Trustees under the Will of George D. Waller, deceased, filed December 30, 1969 and recorded in Will Book 95, Page 468 (Will No. 54050)

have this day bargained and sold, and do hereby transfer and convey unto the said Charles William Foster and Robert H. Miller, as tenants in common, and their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lots Nos. 1 and 2 on the Plan of a Resubdivision of Lots 58-59 and the westerly 5 feet of Lot No. 57 of Montrose Place, as of record in Book 3842, page 12, Register's Office for Davidson County, Tennessee.

Beginning at a concrete monument in the northerly margin of Gilmore Avenue, being 138.53 feet east of the present intersection of Gilmore Avenue and Granny White Pike; thence northwardly 160.0 feet to a concrete monument in the southerly margin of a 15 foot alley; thence with margin if same westwardly 121.0 feet to a concrete monument at the beginning of a curve; thence southwestardly 29.24 feet around said curve to a concrete monument in the easterly margin of the parcel dedicated for the widening of Granny White Pike; thence southwardly 115.04 feet with same to a concrete monument; thence southeastwardly 41.95 feet around a curve to a concrete monument in the northerly margin of Gilmore Avenue; thence 95.0 feet eastwardly with same, to the point of beginning.

Being the same property conveyed to George D. Waller by Roger D. Church by Warranty Deed recorded in Book 4237, Page 568, 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 $31,000.00

Subscribed and sworn to before me, this the 25th day of October, 1973

Affiant

My commission expires: September 20, 1975 (Affix Seal)

Notary Public

This is { } unimproved { } improved property, known as The N.E. Corner, 12th Ave. So. & Gilman Ave. (House Number) (Street) P. O. Address: Nash., (City or Town) Tenn.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Charles William Foster and Robert H. Miller and 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.*

We *further covenant and bind* Ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Charles William Foster and Robert H. Miller and their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 25th *day of* October, 1973, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Louis L. Waller

Raymond W. Waller

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, H. L. Buchanan, Jr. *, a Notary Public in and for said County and State,* Louis L. Waller and Raymond W. Waller

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, Davidson County, Tennessee *this* 25th *day of* October, *19* 73

H. L. Buchanan, Jr.
Notary Public

Commission expires September 20, 1975

H. L. BUCHANAN, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 .....

OCT 30	CONV	31,000.00			
OCT 30	S'TAX		A*	80.60	
OCT 30	PR'FEE		A*	.50	
OCT 30	W'DEED		A*	4.00	* 85.10

WARRANTY DEED

Louis L. Waller and Raymond W. Waller, Trusteer
FROM

Charles William Foster and Robert H. Miller
TO

12th Ave. So. Gilmore

C 29856

IDENTIF. REFERENCE

OCT 30 2 53 PM '73

FELIX E. WILSON, 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