Prepared by: King & Ballow
24th Floor
First American Center
Nashville, Tennessee
37238

BOOK 4787 PAGE 724

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mr. Bennie Thomas Steelman (NAME)	J. I. Kislak Mortgage Corp. (NAME)	27W- 24215
1408 McKennie Avenue (STREET ADDRESS OR ROUTE NUMBER)	1101 Brickell Avenue (STREET ADDRESS)	Map. 83-2
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Miami, Fla. 33131 (CITY) (ZONE) (STATE)	Par. 24

FOR AND IN CONSIDERATION of the sum of ----------

Ten and No/100----------($10.00)---------- *Dollars,*

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

I, Frances Glover Foster

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

Bennie Thomas Steelman and wife, Linda Guffey Steelman, their

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

Being the Easterly 45 feet of Lot No. 15 on the Plan of H. M. Doak's Subdivision, as of record in Book No. 332, Page No. 22, of the Register's Office for Davidson County, Tennessee.

Said Easterly part of Lot No. 15 fronts 45 feet on the Southerly side of McKennie Avenue, and runs back between parallel lines 192 feet to an alley.

Being the same property conveyed to Mrs. Frances Glover Foster by deed from Grace Free and Minnie Free of record in Book 3533, Page 447, the said Grace Free and Minnie Free having reserved a life estate and both parties having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 14,550.00

Subscribed and sworn to before me, this the 8TH day of February 19 74

My commission expires: 5-1-76 (Affix Seal)

Affiant Bennie Thomas Steelman

Notary Public

This is (unimproved / improved) property, known as 1408 McKennie Avenue, Nashville, Tennessee
(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

Bennie Thomas Steelman and wife, Linda Guffey Steelman, their

(successors), heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself/my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their

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

Witness my *hand this* 8th *day of* February, 19 74 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Frances Glover Foster

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Undersigned, a Notary Public in and for said County and State, Frances Glover Foster

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 8th day of February, 19 74.

John W. Adams
Notary Public

Commission expires 5-1-76

JOHN W. ADAMS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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.....

FEB 12 74 CONV 14,550.00
FEB 12 74 S TAX A* 37.70
FEB 12 74 PR FEE A* .50
FEB 12 74 W DEED A* 4.00 * 42.20

C 4 1 6 9 9

IDENTIF. REFERENCE

FEB 12 2 19 PM '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

FRANCES GLOVER FOSTER

TO

BENNIE THOMAS STEELMAN,

ET UX

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238