FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5,000.00

Tom G. Coleman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF April 1974.

Sandra Smith
Notary Public

MY COMMISSION EXPIRES: 8-2-76

(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr., Atty., 1623 Parkway Towers, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James P. Foster (NAME)	New Owner (NAME)	Map 51-15
10789 N. Military Trail (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 40
Palm Beach Gardens, Fla. 33403 (CITY) (STATE) (P. O. ZIP)	(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, J. M. Foster and wife, Polly T. Foster

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James P. 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. 2 on the Map of Oakland Acres, Section 12, Revised, as of record in Plat Book 3842, Page 216, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 114 feet on the East side of Saunders Drive and extends back between lines 199.95 feet on the northerly line and 192.21 feet on the southerly line to a dead line in the rear on which it measures 89.95 feet.

Being the same property conveyed to J. M. Foster and wife, Polly T. Foster, by deed from Thomas A. Oldham and wife, Thelma L. Oldham, of record in Book 4612, Page 531, Register's Office for Davidson County, Tennessee.

This instrument is made subject to restrictive covenants of record in Book 3928, Page 103, said Register's Office, and an easement of record in Book 4612, Page 531, said Register's Office. This instrument is also made subject to the plat of record in Book 3842, Page 66, said Register's Office, and to easements for drainage, public utilities, overhang and setback lines.

This is unimproved ( ) improved ( ) property, known as Saunders Drive, Nashville, Tennessee 37216
(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 25th day of April, 19 74

J. M. Foster

Polly T. Foster

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 J. M. Foster and wife, Polly T. Foster

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 22nd day of ~~April~~ May 19 74

Commission expires 5-2-76

Sandra Smith
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
J. M. Foster, et ux

TO
James P. Foster

C 5 6 1 8 8

IDENTIF. REFERENCE

MAY 29 9 22 AM '74

DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AY29[illegible]	CONV	$5,000.00			
AY29[illegible]	S'TAX		A*	13.00	
AY29[illegible]	PR'FEE		A*	.50	
AY29[illegible]	W'DEED		A*	4.00	* 17.50