THIS INSTRUMENT PREPARED BY:
Virginia J. Sloan, Broker
P. O. Box 395
Goodlettsville, Tenn.

WARRANTY DEED

BOOK 4911 PAGE 642

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles R. Foster, et ux	First & Mid South Mortgage Co.	118-9
(NAME)	(NAME)	
1018 Graycroft	P. O. Box 2568	Par. 108
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tenn. 37115	Nashville, Tenn. 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN & NO/100----------

----------$10.00---------- *Dollars,*

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

H. EARL BROWN and wife, NANCY G. BROWN

have this day bargained and sold, and do hereby transfer and convey unto the said CHARLES R. FOSTER and wife, BILLIE R. FOSTER

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 156 on the Plan of Primrose Acres, Section 2, of record in Book 2900, page 44, Register's Office for said County.

SAID Lot No. 156 fronts 112.0 feet on the southeasterly side of Graycroft Avenue, and runs back between lines 194.34 feet on the northeasterly margin and 236.2 feet on the southwesterly margin to a line at the rear measuring 121.6 feet thereon.

BEING the same property conveyed to H. Earl Brown and wife, Nancy G. Brown, by deed from Freda S. Holt, as recorded in Book 4555, page 505, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the plan of record which shows an owners certificate, a 80 foot minimum building setback line from Graycroft Avenue, and a 10-foot easement for public utility purposes along the rear line of said lot, and a 2-½x20-foot utility anchor easement located on the northwesterly corner of said lot. Restrictive covenants of record in Book 2065, page 520, and amended in Book 3000, page 238, 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 $28,500.00

Affiant

Subscribed and sworn to before me, this the 7th day of May, 1975

Notary Public

My commission expires: May 1, 1976 (Affix Seal)

This is (unimproved ( ) improved (X)) property, known as 1018 Graycroft Ave. (House Number) (Street) Madison, Tennessee 37115 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 CHARLES R. FOSTER AND WIFE, BILLIE R. FOSTER

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,* except for first mortgage with First and Mid South Mortgage Company.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* CHARLES R. FOSTER AND WIFE, BILLIE R. FOSTER

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

Witness our *hand* s *this* 7th *day of* May, 19 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

H. Earl Brown
H. EARL BROWN

Nancy G. Brown
NANCY G. BROWN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* H. EARL BROWN AND WIFE, NANCY G. BROWN

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, *Tennessee, this* 9th *day of* May, *19* 75.

Virginia Sloan *Notary Public*

Commission expires May 1, 1976

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 .....

WARRANTY DEED

FROM

H. EARL BROWN, ET UX

TO

CHARLES R. FOSTER AND WIFE, BILLIE R. FOSTER

PLEASE RETURN TO:

Virginia J. Sloan
P. O. Box 395
Goodlettsville, Tenn.
37072

C 9 7 8 2 9

IDENTIF. REFERENCE

MAY 12 9 09 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Madison Title Company

320 Gallatin Road
MADISON, TENNESSEE 37115

Representing

Chicago Title Insurance Company
CHICAGO, ILLINOIS

MAY 12 75	CONV	28,500.00				
MAY 12 75	S'TAX		A*	74.10		
MAY 12 75	PR'FEE		A*	.50		
MAY 12 75	W'DEED		A*	4.00	*	78.60