BOOK 4963 PAGE 858

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 4,000.00

X Patricia C. Maynard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF October 19 75

Virginia B. Penberto
Notary Public

MY COMMISSION EXPIRES: June 17 1977
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY Jno. B. Cobb, Jr., Attorney - 105 Stahlman Building, Nashville, Tenn, from information furnished by the parties.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia C. Maynard (NAME)	Same (NAME)	51-15
1611 Saunders Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	40
Madison, Tennessee (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~~ I James P. Foster, unmarried

HEREINAFTER CALLED THE GRANTOR~~S~~, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patricia C. Maynard, her

HEREINAFTER CALLED THE GRANTEE~~S~~, ~~THEIR~~ Her 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 James P. Foster, by deed from J. M. Foster and wife, Polly T. Foster, of record in Book 4819, page 471, Register's Office for Davidson County, Tennessee.

This is { unimproved (X) improved } property, known as 1611 Saunders Ave (House Number) (Street) Madison, Tenn. 37115 (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 my hand this 17th day of October, 19 75

James P. Foster

STATE OF TENNESSEE
Davidson County

BOOK 4983 PAGE 859

Personally appeared before me, Notary Public, a Notary Public in and for said County and State, the within named James P. Foster, unmarried

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of October 19 75

Commission expires June 11 1977

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 James P. Foster, unmarried

TO

D 21053

IDENTIF. REFERENCE

OCT 22 11 26 AM '75

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Mail Jane C. Wade #
Mail Deed to Buyer
Hold for Lien

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT 22 75	CONV	*4,000.00		
OCT 22 75	S'TAX		A* 10.40	
OCT 22 75	PR'FEE		A* .50	
OCT 22 75	W'DEED		A* 4.00	* 14.90