BOOK 5058 PAGE 237

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,900

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF August, 19 76

Notary Public

MY COMMISSION EXPIRES: Sept 20 1977

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John B. Downey, Jr. Rt 9 LondonLane, Franklin, Tennessee 37064
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel K. Foster ,Jr. (NAME)	First Federal of Nashville (NAME)	160-4
Lot 38 Hillview (STREET ADDRESS OR ROUTE NUMBER)	4th & Union (STREET ADDRESS)	
Nashville, Tenn (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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.B. Downey, Trustee; not individually or personally

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Samuel K. Foster,Jr.&wife Lucy 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:

Lot no. 38 on the plan of Oak Hills Estates Section III as of record in Book 4860 pages 3, 4, & 5, Register's Office for Davidson County, Tennessee to which plan reference is herein made for a more detailed description. As part of the consideration the grantees herein agree to stabilize the drainage ditch in front of said lot and any ditches running through or adjacent to said lot, if any. Stabilization of said ditches shall be constructed in accordance with the roadway plans on file with City of Oak Hill and with the requirements of the Cityof Oak Hill. The grantees shall be responsible for the maintenance for said ditches until the city assumes maintenance.

This conveyance is subject to taxes for 1976, restrictive covenants of record in Book 5010 page 245, and the plan of record.

Being part of the same property conveyed to J. B. Downey, Trustee by deed from Sarah S. Stengel et al as of record in Book 3992, Page 756.

This is unimproved ( ) improved (X) property, known as Lot 38 Hillview Dr Nashville, Tennessee
(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 this 12th day of August, 1976

J.B. Downey, Trustee

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Edna M. Lockridge, a Notary Public in and for said County and State, the within named J. B. Downey, Trustee

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 12th day of August 1976

Commission expires _____ Edna M. Lockridge
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

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.B. DOWNEY, TRUSTEE

TO
SAMUEL K. FOSTER, JR., ET UX

D63609

IDENTIF. REFERENCE

AUG 17 1 44 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

File 2nd

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 17 76	CONV	79,900.00		
AUG 17 76 S'TAX			B*	207.74
AUG 17 76 PR'FEE			B*	.50
AUG 17 76	W'DEED		B*	4.00
			*	212.24