This instrument prepared by: Johnson & Edwards, Attorneys
600 Stahlman Bldg.
Nashville, Tenn.37201

WARRANTY DEED

BOOK 5126 PAGE 454

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Roy D. Foster	SAME	
(NAME)	(NAME)	53-9
1707 Long Ave.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	53
Nashville, Tn.		
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, THELMA I. NELSON, and husband, PAUL NELSON, hereinafter referred to as the Grantors,

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

ROY D. FOSTER, and wife, ANNA TROYAN FOSTER, hereinafter referred to as the Grantees, their (successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Lots Nos. 20, 21, 24 and 25, of the Montague Subdivision, as of record in Book 843, page 79, Register's Office for said County.

SAID Lot No. 17 fronts 94 feet on the east side of Cinderella Street and extends back between parallel lines 125 feet to a dead line.

BEING the same property conveyed to Thelma I. Nelson, by deed from Wayne Foster and wife, Gladys H. Foster, of record in Deed Book 5025, page 503, Register's Office for Davidson County, Tennessee.

The said PAUL NELSON, husband of Thelma I. Nelson, joins in this conveyance for the purpose of conveying any right, title or interest in and to said property which he may have, past present or future.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $20,000.00

Subscribed and sworn to before me, this the 12th day of March 19 77

Affiant

My commission expires: 9-12-78 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as (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 Grantees, 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 as appears of record.

We further covenant and bind ourselves, our 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 our hand s this 12th day of March, 1977, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Paul Nelson
Paul Nelson

Thelma I. Nelson
Thelma I. Nelson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Thelma I. Nelson and husband, Paul Nelson

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 Goodlettsville, *Tennessee, this* 12th *day of* March, *19* 77.

Judy P. Gibbons *Notary Public*

Commission expires 9-12-78

NOTARY PUBLIC

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 .....

MAR21 77	CONV	20,000.00			
MAR21 77	S'TAX		B*	52.00	
MAR21 77	PR'FEE		B*	.50	
MAR21 77	W'DEED		B*	4.00	* 56.50

WARRANTY DEED

FROM
Thelma I. Nelson etvir
TO
Roy D. Foster etux

D 94728

IDENTIF. REFERENCE

MAR 21 2 07 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115