BOOK 5132 PAGE 465

THIS INSTRUMENT WAS PREPARED BY
McKINNEY and EVERETT
ATTORNEYS AT LAW
Suite One 1303 Gallatin Road, North
Madison, Tennessee 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
FRANK B. FOSTER, ET UX	SAME	
(NAME)	(NAME)	58-12
1213 Apache Lane		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	90
Madison, Tenn. 37115		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- $
----------($10.00)---- Dollars,

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

WE, ERNEST L. ALLEN and wife, MARY L. ALLEN, hereinafter called the GRANTORS,

have this day bargained and sold, and do hereby transfer and convey unto the said FRANK B. FOSTER and wife, GLENNA P. FOSTER, hereinafter called the GRANTEES, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 15, Sequoia Valley, Sec. 2, as of record in book 3700, page 114, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 95.0 feet on the northeasterly side of Apache Lane and extends back between lines, 157.4 feet on the southeasterly line and 160.0 feet on the northwesterly line, to a rear line measuring 95.0 feet.

Being the same property conveyed to Ernest L. Allen and wife, Mary L. Allen, by deed from Johnson Homes, Inc., of record in Book 4411, page 599, 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 $ 31,000.00

Subscribed and sworn to before me, this the 1st day of April 1977

Affiant

My commission expires: May 19, 1977 (Affix Seal)

Notary Public

BAKER, TENN. NOTARY PUBLIC SOUTH DAVIDSON CO.

This is improved (XX) unimproved ( ) property, known as 1213 Apache Lane (House Number) (Street) Madison, Tenn. 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 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.

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 1st day of April, 1977, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ernest L. Allen

Mary L. Allen

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* ERNEST L. ALLEN and wife, MARY L. ALLEN

*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 Madison, *Tennessee, this* 1st *day of* April, *19* 77.

Hubert L. Baker *Notary Public*

BAKER • NEELY • NOBLE • DAVIDSON COUNTY • TENN.

Commission expires May 17, 1977

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 .....

APR-77	CONV	51,000.00			
APR-77	S'TAX		B*	132.60	
APR-77	PR'FEE		B*	.50	
APR-77	W'DEED		B*	4.00	* 137.10

WARRANTY DEED

FROM
ERNEST L. ALLEN, ET UX

TO
FRANK B. FOSTER, ET UX,
GLENNA P. FOSTER

D 97675

IDENTIF. REFERENCE

APR 7 2 20 PM '77

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS