This Instrument Prepared By
DAVID R. HERBERT
Estes, Kelley, Herbert & Crawford
3rd Floor, L & C Tower
Nashville, Tennessee 37219

BOOK 5138 PAGE 226

WARRANTY DEED

BEAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
103-4-97	Mr/Mrs Andrew D. Foster	Mortgage Corp. of the South Post Office Box 10726 Birmingham, Alabama 35202
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 94056
25W-3945	4700 Utah Avenue	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged; I,

APR20 77	CONV	27,900.00			
APR20 77	S'TAX		B*	39.54	
APR20 77	PR'FEE		B*	.50	
APR20 77	W'DEED		B*	4.00	* 64.04

MRS. FRANCES SAWYERS, an unmarried person

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ANDREW D. FOSTER AND WIFE, LILLIAN J. FOSTER

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 7 of Block 5 in the recorded plan of Sylvan Park, and addition to West Nashville. Said Lot No. 7 is particularly described as fronting 60 feet on the north side of Utah Avenue (formerly 7th Avenue) and runs back between parallel lines with the west margin of 47th Avenue North (formerly 6th Street), 160 feet to a 20 foot alley.

Being the same property devised to Mrs. Frances Sawyers by the Will of Izorah Virginia Briley of record in Will Book 119, page 594, Probate Court, Davidson County, Tennessee, File No. 64041.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 15th day of April, 1977.

Mrs Frances Sawyers
MRS. FRANCES SAWYERS

Mrs Frances Sawyers

BOOK 5138 PAGE 227

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Douglas A. Bruce, a Notary Public in and for the State and County aforesaid, personally appeared the within named Mrs. Frances Sawyers, an unmarried person

the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____ Tennessee, this, the 15th day of April, 19 77.

My commission expires: 4-23-78

Douglas A. Bruce
Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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 _____, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 22,900.00 Vendeur et Partie Amant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April 19 77.

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL) Douglas A. Bruce Notary Public

D 99712

IDENTIFICATION REFERENCE

APR 20 1 57 PM '77

FEE DAVIDSON COUNTY TENN. FOSTER

WARRANTY DEED

FROM

MRS. FRANCES SAWYERS

TO

ANDREW D. FOSTER AND WIFE, LILLIAN J. FOSTER

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
Fifth Floor, 3rd National Bank Bldg.
Nashville, Tennessee 37219

Please Return to:
DAVID B. HERBERT
23rd Floor, L & C Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____
Notary Public