This instrument prepared by:
Joe Pitt, Attorney
First American Center
Nashville, Tennessee

BOOK 5149 PAGE 893

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Condo Hester, et ux	The Chamberlain Company	Map 134-13
(NAME)	(NAME)	
285 Penfield Drive	620 Lindsay Street	Parcel 26
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37211	Chattanooga, Tennessee 37403	
(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 by Condo Hester and wife, Manie O. Hester and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Lionel Foster and wife, Frances M. Foster,

have this day bargained and sold, and do hereby transfer and convey unto the said Condo Hester and wife, Manie O. Hester,

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 91 on the plan of Kenilworth Estates, Section Two, as of record in Book 2900, page 126, Register's Office for said County.
Said Lot No. 91 fronts 70 feet on the southerly side of Penfield Drive and extends back 138.2 feet on the easterly line and 137.3 feet on the westerly line, to a dead line, measuring 71.8 feet thereon.

Being the same property conveyed to Lionel Foster and wife, Frances M. Foster, by deed from Philip N. Brownstein, of record in Book 3933, page 701, Register's Office for said County.

This conveyance is made subject to a 10-foot easement for public utilities and 8-inch sewer along rear line of premises, 40-foot building setback line from Penfield Drive and conditions of owner's certificate, as shown on plan of record in Book 2900, page 126; and restrictive covenants of record in Book 3159, page 308, 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 $ 26,500.00

Subscribed and sworn to before me, this the 19th day of May 1977

Affiant

My commission expires: 2/6/78 (Affix Seal)

Notary Public

This is unimproved ( ) improved (XX) property, known as 285 Penfield Drive, Nashville, Tennessee 37211
(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
Condo Hester and wife, Manie O. Hester,
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 for 1977 taxes which are prorated and assumed by the purchasers.
We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Condo Hester and wife, Manie O. Hester,
their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S *this* 19th *day of* May, 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Lionel Foster
Frances M. Foster

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Mary W. Ankenbauer, *a Notary Public in and for said County and State,* Lionel Foster and wife, Frances M. Foster,

the within named bargainorS..., 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 Nashville, Tennessee *this* 19th *day of* May, *19* 77.

Mary W. Ankenbauer
Notary Public

Commission expires 2/8/78

MARY W. ANKENBAUER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 .....

PLEASE RETURN TO
CHICAGO TITLE INS. CO. 843777

WARRANTY DEED

FROM
Lionel Foster, et ux

TO
Condo Hester, et ux

MAY20 77	CONV	26,500.00				
MAY20 77	S'TAX		B*	68.90		
MAY20 77	PR'FEE		B*	.50		
MAY20 77	W'DEED		B*	4.00	*	73.40

E 04900

IDENTIF. REFERENCE

MAY 20 3 52 PM '77

DAVIDSON COUNTY REGISTER

Compliments of
Chicago Title Insurance Company
First Floor -- First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238