This instrument was prepared by Melon W. Smythe Attorney at Law,
3815 Cleghorn Avenue, Nashville, Tennessee. 37215.

BOOK 5155 PAGE 313

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Buford Taylor and wife, Jean Taylor (NAME)	First Federal Savings and Loan Assn. (NAME)	Map 119-14
313-315 E. Morton Street (STREET ADDRESS OR ROUTE NUMBER)	236 Fourth Avenue, North (STREET ADDRESS)	Parcels 217 &218
Nashville, Tennessee. (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee. (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------
----------($10.00)----------*Dollars,*
cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the Grantees of the unpaid balance of an indebtedness to First Federal Savings and Loan; and secured by a deed of trust executed by Edna R. Foster to T. I. Holman Jr., Trustee of record in Book 5062, page 432, Register's Office for said County, which said unpaid balance Grantees assume and promise to pay, I,

Edna R. Foster, unmarried, hereinafter called Grantor,

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

Buford Taylor and wife, Jean Taylor, hereinafter called Grantees, their

~~XXXXXX~~, *heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Being Lots no. 13 and 14 on the Plan of Pleasant View Subdivision of Mrs. McCombs, Property of record in Book 421, page 134, Register's Office for said County.

Said Lot No. 13 fronts 50 feet on the southerly side of East Morton, formerly McCombs Street, and runs back between parallel lines 174 feet to an alley.

Said Lot No. 14 fronts 50 feet on the southerly side of East Morton, formerly McCombs Street, and runs back between parallel lines 174 feet to an alley.

Being the same property conveyed to Grantor by deed from Charles Dornan and wife, Naomi Dornan, of record in Book 5062, page 430, said Register's Office.

Grantors escrow account and hazard insurance is transferred to Grantees.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 30,000.00

Subscribed and sworn to before me, this the 28th day of June 1977

My commission expires: Nov 26, 1979 (Affix Seal)

Affiant

Notary Public

This is unimproved ( ) improved (X) property, known as 313-315 East Morton Street, Nashville, Tennessee.
(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
~~XXXXXX~~,
heirs and assigns forever. I *covenant that* I am *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 stated above.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their
~~XXXXXX~~), *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 28th *day of* June, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Edna R. Foster
Edna R. Foster

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Edna R. Foster, unmarried,

the within named bargainor....., 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 Nashville, Tennessee,
this 28th *day of* June, *19* 77.

Marion W. Smith
Notary Public

Commission expires Nov 26, 1979

NOTARY PUBLIC WILLIAM H. SMITH, JR. 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.....

JUN29 77 CONV 30,000.00
JUN29 77 S'TAX B* 78.00
JUN29 77 PR'FEE B* .50
JUN29 77 W'DEED B* 4.00 * 82.50

WARRANTY DEED

FROM

Edna R. Foster, unmarried

TO

Buford Taylor etux.

FEE 11804

IDENTIF. REFERENCE

JUN 29 1 19 PM '77

FEE REGISTER
DAVIDSON CO., TENN.

Compliments of
Madison Title Company
Greenhills Office
Phone 298-2661 3815 Cleghorn Ave.
NASHVILLE, TENN. 37215
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS