FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $13800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF August, 1977

Notary Public

MY COMMISSION EXPIRES: 8-3-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr., Atty., 1702 Parkway Towers, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Huston E. Foster et ux (NAME)	New Owner (NAME)	Map 69-16
216 Diane Dr. (STREET ADDRESS OR ROUTE NUMBER)	same (STREET ADDRESS)	Par 56
Madison Tenn 37115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	13DA-61520

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, William Hudgins, Virginia Hudgins Harrison, and Goldie Trull, as the sole surviving heirs at law of Rosie T. Hudgins, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Huston E. Foster and wife, Reita W. Foster

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, being Lot No. 2 on the Map of J. J. Holzapfel's 10-acre tract at Bordeaux, not of record, described according to a survey made by Watkins and Murray, Surveyors, March 2, 1949, as follows:

Beginning on the westerly margin of Hydes Ferry Road, at a point 80 feet South of the southeast corner of R. Walter Cundall's Property, said point also being the corner of Lots Nos. 1 and 2; thence with the line between said two lots, westwardly 180 feet: thence southwardly 76.15 feet to the northerly margin of Elizabeth Street: thence with the northerly margin of said Elizabeth Street, eastwardly 160 feet to the beginning of a curve; thence around said curve with a radius of 20 feet in a northeasterly direction 31.42 feet to the westerly margin of Hydes Ferry Road: thence with same, northwardly 56.15 feet to the beginning.

Being the same property conveyed to W. E. Hudgins and wife, Rosie T. Hudgins, by deed from Christine Holzapfel Rigsby and husband, Thomas J. Rigsby, of record in Book 1879, Page 601, said Register's Office; the same W. E. Hudgins having since deceased leaving title vested in Rosie T. Hudgins as the sole surviving tenant by the entireties, and the said Rosie T. Hudgins having since deceased leaving as her sole surviving heirs at law William Hudgins, Virginia Hudgins Harrison and Goldie Trull.

This instrument is made subject to restrictive covenants of record in Book 1879, Page 601, said Register's Office, and to all applicable local government planning, building and zoning regulations.

This is unimproved ( ) improved ( ) property, known as _____
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 16th day of August, 1977

William Hudgins
William Hudgins

Virginia Hudgins Harrison
Virginia Hudgins Harrison

Goldie Trull
Goldie Trull

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Hudgins, Virginia Hudgins Harrison and Goldie Trull, as the sole surviving heirs at law of Rosie T. Hudgins deceased

the 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 16th day of August 1977.

Commission expires 8-3-80

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

E 20918

WARRANTY DEED

FROM
William Hudgins, et al

TO
Huston E. Foster, et ux

IDENTIF. REFERENCE

AUG 17 1 56 PM '77

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

AUG 17 77	CONV	13,800.00			
AUG 17 77	S TAX		B*	35.88	
AUG 17 77	PR FEE		B*	.50	
AUG 17 77	W DEED		B*	4.00	* 40.38

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.