ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Michael R. Foust, et ux (NAME)	Commerce Union Bank (NAME)	26W-02271
3808 Richland Avenue (STREET ADDRESS OR ROUTE NUMBER)	1 Commerce Place, Real Est. Div. (STREET ADDRESS)	104-9-38
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37239 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) DOLLARS

Cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged,

I, Sadie Hurd, unmarried

CONV $8,000.00
REGISTER'S TAX $ 150.80
REGISTER'S FEE $ .50
W/DEED $ 4.00 * 155.30

have bargained and sold, and by these presents do transfer and convey unto the said Michael R. Foust and wife, Vickie T. Foust,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the west 1/2 of Lot 195 and all of Lot 197, except the N. W. corner thereof conveyed to Nannie and Bessie Bullock to the Richland Realty Company, of record in Book 381, page 124, Register's Office for Davidson County, Tennessee, and a small part of Lot 199 of Block 10, Division "A" of the Richland Realty Company's Property in Book 161, page 151, said Register's Office, showing the same divided into Blocks, but not showing the Subdivision of the Blocks into small lots, according to a printed copy of an unregistered plan of said block into small lots and according to a plan of the Richland Realty Company's Second Subdivision, Division "B", in Book 332, page 92, Register's Office for Davidson County, Tennessee, said parts of said lots being described as follows:

Beginning in the N. margin of Richland Avenue in the center of the south line of Lot 195; the same being 175 feet W. from the W. line of Christopher Avenue; thence N. parallel with Christopher Avenue 192.5 feet to an alley; thence with said alley, W. 75 feet; thence S. parallel with the first line 192.5 feet to the N. margin of Richland Avenue; thence with said Avenue E. 75 feet to the beginning.

Being the same property conveyed to Sadie Hurd, by deed from Gerald T. Fisher and wife, Nancy W. Fisher, of record in Book 4869, page 982, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3808 Richland Avenue (House Number) (Street)
Nashville, Tennessee, 37205 (P. O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 12th day of December, 1977.

Mrs Sadie Hurd
SADIE HURD

BOOK 5233 PAGE 214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Virginia R. Runion, a Notary Public in and for said County and State, the within named Sadie Hurd, unmarried,

the 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 12th day of December, 1977.

My commission expires 2-7-79 Notary Public Virginia R. Runion

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 58,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Michael R Foust

Sworn to and subscribed before me
this 12th day of December, 19 77.

My commission expires 2-7-79 Notary Public Virginia R. Runion

This instrument was prepared by:

Name	This instrument prepared by	Address
	STEPHENSON, LACKEY AND WAITE First Federal Building Nashville, Tennessee 37219	

WARRANTY DEED

FROM

SADIE HURD

TO

MICHAEL R. FOUST and wife,

VICKIE T. FOUST

E 41701

IDENTIF. REFERENCE

DEC 14 10 43 AM '77

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

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

WILKINS, ADAMS & WEEMS ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219