BOOK 5245 PAGE 631

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,899.62

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF January 19 78.

Notary Public

MY COMMISSION EXPIRES: 3-18-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS, WEEMS & SPICER, ATTORNEYS
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel C. Dillard et ux	Home Federal Savings & Loan Assoc.	
Sharon L. Dillard (NAME)	(NAME)	
291 Delvin Dr. (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Ave. North (STREET ADDRESS)	162-5-281
Nashville, Tn. 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn. 37219 (CITY) (STATE) (ZIP)	

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 O. Foster and wife, Elizabeth N. Foster

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Samuel C. Dillard and wife, Sharon L. Dillard

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 Davidson County, Tennessee, being Lot No. 4 on the plan of Tusculum Gardens, of record in Book 4660, page 35, Register's Office for said County.

SAID Lot No. 4 fronts 77.00 feet on the southwesterly margin of Delvin Drive and extends back 259.70 feet on the northwesterly line and 268.80 feet on the southeasterly line to a broken line in the rear, measuring 75.07 feet thereon.

BEING the same property conveyed to William O. Foster and wife, Elizabeth N. Foster by deed from Ralph Stevens and Melvin Jones, a partnership, D/B/A American Homes, of record in Book 4851, page 256, Register's Office for Davidson County, Tennessee.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Home Federal Savings & Loan Association of record in Book 4851, page 258, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is improved (XX) unimproved ( ) property, known as 291 Delvin Drive, Nashville, Tn. 37211
(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 19th day of January, 19 78

William O. Foster

Elizabeth N. Foster

STATE OF TENNESSEE
Davidson County

BOOK 5245 PAGE 632

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William O. Foster and wife, Elizabeth N. Foster

the bargainor S, 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 January 19 78.

Commission expires 3-8-80

John V. Adams
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

NOTARY PUBLIC LAWRENCE COUNTY STATE OF TENNESSEE

E 47246

WARRANTY DEED

FROM
WILLIAM O. FOSTER ET UX,
ELIZABETH N. FOSTER

TO
SAMUEL C. DILLARD ET UX,
SHARON L. DILLARD

INDEX REFERENCE

JAN 24 11 17 AM '78

FELIX [illegible]
DAVIDSON [illegible]

WILKINS, ADAMS & WEEMS, ATTORNEYS
401 Union Street
1100 Fidelity Federal Building
Nashville, Tennessee 37219

JAN 24 78	CONV	40,899.62			
JAN 24 78	S'TAX		B*	106.34	
JAN 24 78	PR'FEE		B*	.50	
JAN 24 78	W'DEED		B*	4.00	* 110.84