WARRANTY DEED

BOOK 5357 PAGE 35

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jack Foster and Faye Ruth Hardy (NAME)	Same (NAME)	MAP 82-12
1617 Lebanon Road Apt. C-8 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 241
Nashville, TN 37210 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ---------- *Dollars,*

cash in hand paid, receipt of which is hereby acknowledged and other good and valuable considerations, including the assumption by the Grantees of an indebtedness to Maggie M. Sanders, secured by a deed of Trust of record in Book 5322, Page 225, Register's office for Davidson County, Tennessee.

We, David C. Watkins and wife, Karen Watkins

have this day bargained and sold, and do hereby transfer and convey unto the said Jack Foster and Faye Ruth Hardy,

their *(successors), heirs and assigns,*

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

Being Lot No. 28 on the Plan of D.D. Phillips Silverdene Park Subdivision as of record in Book 421, Page 31, Register's Office for said County.

Said Lot No. 28 fronts 143 feet and 6 inches on the northerly side of Georgia Street and runs back on the east line 150 feet and on the west line with the east margin of McFerrin Avenue 178 feet and 6 inches to an alley and show 49 feet on said alley.

Included in the above description, but excluded therefrom, is that part of said property conveyed to the Nashville Housing Authority by deed from Alfred G. Rutherford, Clerk of record in Book 4031, page 391, Register's Office for said County.

Being the same property conveyed to David C Watkins and wife, Karen Watkins, By deed form Maggie M. Sanders, of record in Book 5322, page 223, 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 $ 7,500.00

Affiant

Subscribed and sworn to before me, this the 27th day of Oct. 19 78

My commission expires: 2-1-81 (Affix Seal)

Notary Public

This is Improved ( ) Unimproved ( ) property, known as 923 Silverdene Place (House Number) (Street) Nashville, Tennessee 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 Jack Foster and Faye Ruth Hardy, 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Jack Foster and Faye Ruth Hardy, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 27th *day of* Oct. *, 19* 78*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

David C. Watkins

Karen Watkins

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David C. Watkins and wife, Karen Watkins

the within named 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 27th day of Oct, 19 78

Carol Tidwell Notary Public

My commission expires 8-1-81

CAROL T. 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.....

OCT 30 78	CONV	*7,500.00			
OCT 30 78	S'TAX		B*	19.50	
OCT 30 78	PR'FEE		B*	.50	
OCT 30 78	W'DEED		B*	4.00	* 24.00

WARRANTY DEED

FROM David C. Watkins and wife

TO Karen Watkins and Jack Foster and Faye Ruth Hardy

E. 97156

IDENTIF. REFERENCE

OCT 30 9 27 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

This instrument prepared by
M NORRIS JENKINS
Harding Professional Building
4015 Travis Drive
Nashville, Tennessee 37211