BOOK 5377 PAGE 523

Form No. WD-1

THIS INSTRUMENT PREPARED BY
A. [illegible]
FIRST [illegible]
NASHVILLE, [illegible] 37238

STATE OF TENNESSEE
COUNTY OF Davidson

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

43,700.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF DECEMBER, 1978

Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bruce E. Foster	Dobson and Johnson, Inc.	MAP 150
(NAME)	(NAME)	
Stoneybrook Circle	One Commerce Place, Suite 1800	PARCEL 41
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tennessee	Nashville, Tennessee 37239	2D-38160
(CITY) (STATE) (P. O. ZIP)	(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 Randall Phillips Builders, Inc. by Lunsford M. Hollins, Jr., V.P

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bruce E. Foster and wife Ann S. 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 Davidson County, Tennessee, being Lot No. 48 on the Plan of Towne Village of the Country, Section I, as of record in Book 5200, pages 55 and 56, Register's Office for said County.

SAID Lot No. 48 fronts 65.0 feet on the southerly side of Stoneybrook Circle and extends back 131.97 feet on the westerly line and 131.11 feet on the easterly line to a dead line in the rear which measures 65.01 feet thereon.

BEING part of the same property conveyed to Randall Phillips Builders, Inc. by deed from W. F. Moss and J. E. Moss of record in Book 4723, page 752, Register's Office for Davidson County, Tennessee, and by deed from Philhall Corporation of record in Book 5250, page 797, Register's Office for said County.

THIS conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved (X) property, known as Stoneybrook Circle (House Number) (Street) Antioch, Tennessee (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 DECEMEER, 1978

Randall Phillips Builders, Inc. by Lunsford M. Hollins, Jr.

STATE OF TENNESSEE

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor ____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19 ____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Lunsford M. Hollins, Jr. and _____ with whom I am personally acquainted and who
(his oath) (himself)
upon (~~his oath~~) acknowledged (~~themselves~~) to be the Vice President and _____ respectively of the Randall Phillips Builders, Inc. the within named bargainor, and corporation, and that (he) as such Vice President
(they)
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 Lunsford M. Hollins, Jr as such Vice President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 18th day of December, 19 78

My commission expires June 18, 1982

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

WARRANTY DEED

FROM Randall Phillips Builders, Inc.

TO Bruce E. Foster et ux
Ann S. Foster

F. 0 6 2 6 6

IDENTIF. REFERENCE

DEC 21 10 49 AM '78

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

DOBSON & JOHNSON, INC.
Mortgage Bankers
311 Plus Park Blvd.
Nashville, Tennessee 37217

DEC21 78	CONV	43,700.00		
DEC21 78	S'TAX		B* 113.62	
DEC21 78	PR'FEE		B* .50	
DEC21 78	W'DEED		B* 4.00	* 118.12