2062 05/11 365.30- CHECK

Address New Owner(s):
Mr. & Mrs. Robert C. Foster
105 HANOVER SQUARE
NASHVILLE, TN 37205

Send Tax Bills To:
SAME

Map-Parcel No.:
117-1-E
Part 1 Jd

BOOK 5434 PAGE 223

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Fox Builders, Inc. (the "Grantor"), has this day bargained and sold, and by these presents does transfer and convey unto the said Robert C. Foster and wife, Loretta N. Foster (the "Grantees"), their heirs and assigns, a certain condominium unit in Davidson County, Tennessee, described as follows:

> A certain condominium apartment in Davidson County, Tennessee, being Lot No. 1A of Hanover Square Condominiums, as of record in Book 5200, page 39, as revised in Book 5200, page 76 and Book 5210, page 146, and by Master Deed of record in Book 5380, page 164, Register's Office for said County, to which reference is hereby made for a more complete description.
>
> Being part of the same property conveyed to Fox Builders, Inc. by deed from Thomas L. Cummings, Jr. and wife, Ann J. Cummings, as of record in Book 5271, page 271, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as Unit No. 1A, Hanover Square Condominiums, _____, Nashville, Tennessee, _____.

TO HAVE AND TO HOLD said real estate with all the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said condominium unit in fee simple, that they have a good right to convey it, and that the same is unencumbered, except as follows:

(1) 1979 real property taxes, which have been prorated and assumed by the Grantees.

(2) All provisions, covenants and restrictions contained in the Master Deed establishing the horizontal property regime of Hanover Square Condominiums and the By-Laws of the Association of Owners thereof, attached to said Master Deed as Exhibit "C", of record in Book 5380, page 164, Register's Office for Davidson County, Tennessee; all matters shown on the plats of record in Book 5200, page 39, Book 5200, page 76 and Book 5210, page 146, said Register's Office; and all other easements, restrictions and setback lines of record.

"THIS INSTRUMENT PREPARED BY [illegible]
ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER,
NASHVILLE, TENNESSEE 37238"

Grantors further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Grantees by acceptance of this Warranty Deed hereby join in and accept and agree to be bound by the Master Deed establishing the horizontal property regime of Hanover Square Condominiums, and the By-Laws of the Association of Owners thereof.

IN WITNESS WHEREOF, the parties have executed this Warranty Deed on this 8 day of May, 1979.

GRANTOR:

FOX BUILDERS, INC.

BY: Paul V. Fox Pres.

GRANTEES:

Robert C. Foster
ROBERT C. FOSTER

Loretta N. Foster
LORETTA N. FOSTER

State of Tennessee
County of Davidson

The actual consideration or value whichever is greater, for this transfer is $138,034.86.

Subscribed and sworn to before me, this the 8th day of MAY 1979.

Robert C. Foster
Affiant

My Commission Expires 5-10-81

Joe Sapienza
Notary Public
DAVIDSON County

JOE SAPIENZA NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Joe Saperstein, a Notary Public of the State and County aforesaid, personally appeared Cecil Fox, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of FOX BUILDERS, INC., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 8th day of MAY, 1979.

Joe Saperstein
NOTARY PUBLIC

JOE SAPERSTEIN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5-10-81
DAVIDSON County

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Joe Saperstein, a Notary Public in and for said County and State, the within named ROBERT C. FOSTER and LORETTA N. FOSTER, 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 8 day of MAY, 1979.

Joe Saperstein
NOTARY PUBLIC

JOE SAPERSTEIN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5-10-81
DAVIDSON County

F 28820

IDENTIF. REFERENCE

MAY 11 9 46 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5434 PAGE 226

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			138034.86- CO	
			358.80 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	365.30-
2062A05/11/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 28820.

IDENTIF. REFERENCE

MAY 11 9 46 AM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 683222