# WARRANTY DEED

BOOK 5516 PAGE 746

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Roger W. Sherman | Same | Map 78 |
| (NAME) | (NAME) | |
| 3550 Matheson Avenue | | Parcel 56 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Coconut Grove, Fla. 33133 | | 13D50105 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* Five Thousand Five Hundred and no/100 ($5,500.00) *Dollars,* cash in hand paid, receipt of which is hereby acknowledged,

we, James Walter Foster and wife, Paula Hartford Foster,

*have this day bargained and sold, and do hereby transfer and convey unto the said* Roger W. Sherman, unmarried, his

*the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in the 13th Civil District of said County and State, described according to a survey made by Hickerson and Smith, Engineers, December 13, 1965, as follows:

Beginning on the easterly margin of Old Hickory Boulevard at the northwest corner of the property conveyed to E. W. Hoover and wife of record in Book 3814, page 657, Register's Office for said County; thence with Hoover's northerly line south 87° 00' east 523 feet to an iron pin; thence north 15° 32' east 245 feet to an iron pin; thence north 85° 52' west 553 feet to an iron pin in the easterly margin of Old Hickory Boulevard; thence with said Boulevard southerly 248.5 feet to the beginning, containing 3.1 acres, more or less.

Being the same property conveyed to James Walter Foster and wife, Paula Hartford Foster, by deed from James W. Smith and wife, Linda J. Smith, of record in Book 5361, page 996, Register's Office for said County.

The Grantors hereby agree to pay the 1979 real estate taxes on this property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 5,500.00

Subscribed and sworn to before me, this the 12th day of October 19 79

My commission expires: 11-7-79 (Affix Seal)

Affiant James W Foster

Notary Public Edward S Kelly Jr.

This is improved ( ) property, known as unimproved (X) 0 Old Hickory Blvd., Nashville, Tennessee (House Number) (Street) P.O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees 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,* except as of record.

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

*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* October, 19 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James Walter Foster
JAMES WALTER FOSTER

Paula Hartford Foster
PAULA HARTFORD FOSTER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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*Personally appeared before me,* the undersigned, *a Notary Public in and for said County and State,* JAMES WALTER FOSTER and PAULA HARTFORD FOSTER

*the within named 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* 12th *day of* October, *1979.*

Edward S. Kelly
*Notary Public*

*Commission expires* 11-7-79

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* .....

**WARRANTY DEED**

FROM

JAMES WALTER FOSTER et ux,
TO
PAULA HARTFORD FOSTER

TO

ROGER W. SHERMAN

This instrument prepared by:

JACOBS & KELLY
Attorneys at Law
6202 Charlotte Avenue
Nashville, Tennessee 37209

Compliments of
**Chicago Title Insurance Company**
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

**Chicago Title Insurance Company**
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

FELIX Z. HAILE, JR. REGISTER
DAVIDSON COUNTY, TENN.
OCT 19 1 26 PM '79

IDENTIF. REFERENCE

F.5 8 6 1 5

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5516 PAGE 748

FOR _____

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

5500.00- CO
14.30 CO TX
.50 PRFEE
6.00 WDEED
CHECK 20.80-
9812A10/19/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 5 8 6 1 5

IDENTIF. REFERENCE
OCT 19 1 26 PM '79
FELIX Z. WILSON
DAVIDSON COUNTY

No. 719873