This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5524 PAGE 651

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lawrence H. Foster, Jr. and wife, Kathryn Foster	Mercantile Mortgage Company	162-5-181
(NAME) 275 Townes Drive	(NAME) P. O. Box 14569	
(STREET ADDRESS OR ROUTE NUMBER) Antioch, Tennessee 37013	(STREET ADDRESS) St. Louis, Missouri 63178	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by Lawrence H. Foster, Jr. and wife, Kathryn Foster and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Gary N. Wince and Gracellyn R. Wince

have this day bargained and sold, and do hereby transfer and convey unto the said Lawrence H. Foster, Jr. and wife, Kathryn Foster

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

Being Lot No. 119 on the Plan of Fair Oaks Subdivision, Section 2, as of record in Book 4460, page 52, Register's Office for Davidson County, Tennessee.
Said Lot No. 119 fronts the southerly margin of Townes Drive 75.00 feet, and runs back 148.83 feet on the east sideline, and 149.75 feet on the west side line, and measures 75.00 feet across the rear lot line.

Being the same property conveyed to Gary N. Wince and wife, Gracellyn R. Wince by deed from Gardner Construction Co., Inc. of record in Book 4627, page 755, Register's Office for said County, the said Gary N. Wince and Gracellyn R. Wince having since divorced a Final Decree being of record in Minute Book 147 C page 1684, 1st Circuit Court for Davidson County, Tennessee.

This conveyance is subject to a 10-foot easement for public utility and drainage purposes, 30-foot minimum building setback line from Townes Drive, a utility anchor easement, and conditions of Owner's Certificate of record in Book 4460, page 52, said Register's Office; and restrictive covenants of record in Book 4556, page 718, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 46,750.00

Subscribed and sworn to before me, this the 31 day of Oct 19 79

Affiant Lawrence H. Foster Jr.

My commission expires: 4-18-82 (Affix Seal)

Notary Public Mary L Cate

This is improved(XX) unimproved( ) property, known as 275 Townes Drive, Antioch, Tennessee 37013
(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 for 1979 taxes which are prorated and assumed by the purchasers.

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 31st *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.*

Gary N. Wince

Gracellyn R. Wince

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Nancy C Cox, *a Notary Public in and for said County and State,* Gary N. Wince and Gracellyn R. Wince

*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 31 *day of* Oct, *19*79.

Nancy C Cox *Notary Public*

Commission expires 4-18-82

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 .....

3266 11/05 127.92- CHECK

CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

D 237287

WARRANTY DEED

FROM
Gary N. Wince and Gracellyn R. Wince

TO

Lawrence H. Foster, Jr. and wife, Kathryn Foster

F. 6. 1. 4. 1. 1.

IDENTIF. REFERENCE

Nov 5 9 02 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

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

46750.00- CO
121.42 CO TX
.50 PRFEE
6.00 WDEED
CHECK 127.92-
326GA11/05/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.6 1-4 1 1

T
IDENTIF. REFERENCE

Nov 5 9 02 AM '79

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

No. 723223