THIS INSTRUMENT PREPARED BY:
ROLLIE L. WOODALL
Attorney at Law
213 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
(615) 254-2446

WARRANTY DEED

(CORPORATE FORM)

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4337

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Huston E. Foster, et ux	Same	60-16/44
(NAME)	(NAME)	
216 Diane Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

02/24 48 1D

CHECK

FOR AND IN CONSIDERATION of the sum of ten and no/100---------- *Dollars,*

($10.00) cash in hand paid by the grantees, the receipt of which is hereby acknowledged, and the assumption by the grantees herein of the current balance of an original note dated May 30, 1975, payable to the order of Commerce Union Bank, which note is secured by a Deed of Trust of record in Book 4918, Page 535, Register's Office of Davidson County, Tennessee, First American National Bank, Trustee under the Will of Bobby Beecham, deceased,

has bargained and sold, and does hereby transfer and convey unto the said Huston E. Foster, and wife, Reita W. Foster, and their *(successors), heirs and assigns, certain real estate in* Davidson *County, Tennessee, as follows:,*

LAND in Davidson County, Tennessee, being Lot No. 58 on the Map of Capitol View Subdivision, of record in Book 974, pages 52 and 53, Register's Office for Davidson County, Tennessee.

SAID Lot No. 58 fronts 75 feet on the West side of Brunswick Drive and runs back between parallel lines to a dead line, this being the East line of Lot No. 64 on which it measures 75 feet.

BEING the same property conveyed to Bobby G. Beecham by deed from Lawrence Boyd Fudge, Jr., and wife Sharon Fudge, of record in Book 4951, page 285, said Register's Office for Davidson County, Tennessee. The said Bobby G. Beecham having since died and devised said property to First American National Bank, Trustee, by Will of record in Will Book 128, page 175, Probate Court Clerk's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 16,000.00

Subscribed and sworn to before me, this the 20th day of February, 19 80.

Affiant Rollie L. Woodall, Assist Attorney

My commission expires: 10/17/82 (Affix Seal)

Notary Public Patricia A. Hunter

unimproved ( )
This is improved (X) property, known as 2821 Brunswick Drive, Nashville, Tenn. 37207
(House Number) (Street) 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 Huston E. Foster, and wife, Reita W. Foster, and their *(successors), heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.*

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said Huston E. Foster and wife, Reita W. Foster, and their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 21st *day of* February, *19* 80, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

First American National Bank of Nashville, as Trustee, executes this instrument solely in its fiduciary capacity and not individually and the warranties herein made by it are limited to those warranties which it can and should make in its fiduciary capacity and not otherwise.

First American National Bank T/U/W
Bobby G. Beecham, deceased

SENIOR VICE PRESIDENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Edsel Ford Holman, JT. a Notary Public of the State and County aforesnid, personally appeared W. A. BYRN, JR. Jr. with whom I am personally acquainted, and who, upon oath, acknowledged him self to be a Vice President ~~and Trust Officer~~ of the First American National Bank the within named bargainor, a corporation, and that he as such Vice President ~~and Trust Officer~~ being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him self as Vice President ~~and Trust Officer~~

Witness my hand and seal, at office in Nashville, Tennessee this 21st day of February, 1980

Commission expires 11-8-80

Edsel Ford Holman, JR. Notary Public

WARRANTY DEED

FROM
FIRST AMERICAN NATIONAL BANK, TRUSTEE

TO

HUSTON E. FOSTER and wife, REITA W. FOSTER

F 77758

IDENTIF. REFERENCE

FEB 25 2 17 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING

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
			16000.00- CO	
			41.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	48.10-
4337A02/25/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 7 7 7 5 8

IDENTIF. REFERENCE

FEB 25 2 17 PM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No: 743592