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1624 05/30 245.70- CHECK

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00

Robert M. Garfinkle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MAY, 19 80

Notary Public

MY COMMISSION EXPIRES: 10/17/80
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attys. 20th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT M. GARFINKLE (NAME)	COMMERCE UNION BANK (NAME)	
3808 Richland Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	104-9
Nashville, Tenn. 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	38

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, MICHAEL R. FOUST and wife, VICKIE T. FOUST

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT M. GARFINKLE

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 the west 1/2 of Lot 195 and all of Lot 197, except the N. W. corner thereof conveyed to Nannie and Bessie Bullock to the Richland Realty Company, of record in Book 381, page 124, Register's Office for Davidson County, Tennessee, and a small part of Lot 199 of Block 10, Division "A" of the Richland Realty Company's Property in Book 161, page 151, said Register's Office, showing the same divided into Blocks, but not showing the Subdivision of the Blocks into small lots, according to a printed copy of an unregistered plan of said block into small lots and according to a plan of the Richland Realty Company's Second Subdivision, Division "B", in Book 332, page 92, Register's Office for Davidson County, Tennessee, said parts of said lots being described as follows:

BEGINNING in the N. margin of Richland Avenue in the center of the south line of Lot 195; the same being 175 feet W. from the W. line of Christopher Avenue; thence N. parallel with Christopher Avenue 192.5 feet to an alley; thence with said alley, W. 75 feet; thence S. parallel with the first line 192.5 feet to the N. margin of Richland Avenue; thence with said Avenue E. 75 feet to the beginning.

BEING the same property conveyed to Michael R. Foust and wife, Vickie T. Foust by deed from Sadie Hurd, unmarried, of record in Book 5233, page 213, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Commerce Union Bank, of record in Book 5233, page 215, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. **

unimproved ( )
This is improved (XX) property, known as 3808 Richland Avenue, Nashville, Tennessee 37205
(House Number) (Street) (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 30th day of May, 19 80

Michael R. Foust
MICHAEL R. FOUST

Vickie T. Foust
VICKIE T. FOUST

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named MICHAEL R. FOUST, et ux VICKIE T. FOUST

the 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 30th day of May 19 80

Commission expires 10/17/82

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM MICHAEL R. FOUST, et ux VICKIE T. FOUST

TO ROBERT M. GARFINKLE

PLEASE FILE BOX "7"

F. 9 1.4 1 8

IDENTIF. REFERENCE

MAY 30 2 21 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

**For and in consideration of TEN Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated December 9,1977, and filed for record December 14, 1977, in the office of the recorded of deeds of Davidson County, TENNESSEE, IN Book 5233, page 215, and note of even date thereby secured, in the original principal amount of $48,000.00 payable to Commerce Union Bank, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price. Grantee further hereby assumes the obligation of Michael R. Foust and Vickie T. Foust under the terms of the instruments creating the loan to idemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

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
			9200.00- CO	
			239.20 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 245.70-	
			1621A05/30/80 BAL .50	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 9 1 4 1 8

T
IDENTIF. REFERENCE

MAY 30 2 21 PM '80

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

No. 762207