This Instrument Prepared By:
VID B. HERBERT
Neal, Neeley, Herbert & Crawford
rd Floor, L & C Tower
ashville, Tennessee 37219

BOOK 5637 PAGE 973

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
92-13-214	Carol Jean Foster	Metropolitan Mortgage Fund, Inc. 500 Montgomery Street Alexandria, Va. 22314
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 18401
11W-71460	3801 Elkins Avenue	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

Chester Baker and wife, Martha Baker

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Carol Jean Foster

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1, Block 24 Charlotte Park Company's Second Addition, as of record in Book 57, page 160, Register's Office.

Said Lot No. 1 fronts 50 feet on the south side of Elkins Avenue and extends back in a southerly direction between parallel lines measuring 150 feet to a dead line in the rear.

Being part of the property conveyed to Chester Baker, by deed from Calvin C. Baker, as of record in Book 1224, page 127, Register's Office for said County.

IDENTIF. REFERENCE 60.2.708

AUG 15 3 02 PM '80
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except taxes for the current year which have been prorated and assumed by Grantee herein.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 13th day of August, 1980.

Chester Baker

Martha Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5637 PAGE 974

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Chester Baker and wife, Martha Baker, 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, the 13th day of August, 1980.

My commission expires: 7-27-81

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____, the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS

$ 29,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF August, 1980

MY COMMISSION EXPIRES 7-27-81

(AFFIX SEAL) Notary Public

60

WARRANTY DEED

FROM

Chester Baker

Martha Baker TO

Carol Jean Foster

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5637 PAGE 975

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
			29500.00- CO	
			76.70 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 83.20-	
			6002A08/15/80 BAL .00	

***RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

G 0 2 7 0 8

IDENTIF. REFERENCE

AUG 15 3 02 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 774067