7501 1203 137.001- DEED

FORM NO. WD-1

BOOK 5684 PAGE 793

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,493.83

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF DECEMBER, 19 80

MY COMMISSION EXPIRES: 10/2/83

(AFFIX SEAL)

File

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
JAMES LAWRENCE CHARLES, et ux	FIRST FAMILY MORTGAGE CORP. OF FLORIDA	2D 70407
(NAME)	(NAME)	
3133 Stoneybrook Circle	1035 Havens Court Caller #1492	150-7
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tennessee 37013	Downers Grove, Illinois 60515	34
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, BRUCE E. FOSTER, et ux ANN S. FOSTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES LAWRENCE CHARLES, et ux MELISSA GRAY CHARLES

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 Lot No. 48 on the Plan of Towne Village of the Country, Section I, as of record in Book 5200, pages 55 and 56, Register's Office for said County.

SAID Lot No. 48 fronts 65.0 feet on the southerly side of Stoneybrook Circle and extends back 131.97 feet on the westerly line and 131.11 feet on the easterly line to a dead line in the rear which measures 65.01 feet thereon.

BEING the same property conveyed to Bruce E. Foster and wife, Ann S. Foster by deed from Randall Phillips, Builders, Inc., of record in Book 5377, page 523, 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 Dobson & Johnson, Inc., of record in Book 5377, page 525, 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. Said loan has since been transferred to First Family Mortgage Corporation.

unimproved ( )
This is improved (X) property, known as 3133 Stoneybrook Circle, Antioch, Tennessee 37013
(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 1st day of December, 19 80

BRUCE E. FOSTER

ANN S. FOSTER

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named BRUCE E. FOSTER and wife, ANN S. FOSTER

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 1st day of December, 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

BRUCE E. FOSTER, et ux

ANN S. FOSTER

TO

JAMES LAWRENCE CHARLES, et ux

MELISSA GRAY CHARLES

PLEASE FILE BOX "7"

G 1.9772

IDENTIF. REFERENCE

Dec 2 10 52 AM '80

FELIX Z. ANDREWS, REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

50493.80- CO
131.30 CO TX
.50 PRFEE
6.00 WDEED
CHECK 137.80-
7500A12/02/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

S1.9772

IDENTIF. REFERENCE

DEC 2 10 52 AM '80

FELIX Z. WILSON
DAVIDSON CO. REGISTER

No. 794866