#2468

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
George E. Mudter Jr., Atty.
254 Highlands Bldg.
Brentwood, Tennessee 37027

BOOK 6051 PAGE 625

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr/Ms. Larimore Foster, Sr. (NAME)	new owner (NAME)	118-9
1121 Oman Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	218
Brentwood, Tennessee 37027 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	16DA-6570

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, SAM F. D. DUKE and ELIZABETH D. CANAVAN, being all the heirs-at-law of VALEDA DITTY DUKE, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LARIMORE FOSTER, SR., and wife, DOROTHY FOSTER

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 14 on the Plan of Yearwood Subdivision, a part of the Noel Estates as of record in Plat Book 1424, page 48, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Valeda Ditty Duke, a widow, by deed from Samuel E. Boyce and wife, Mildred M. Boyce of record in Book 2703, page 327, said Register's Office, the said Valeda Ditty Duke, being one and the same as Veleda Ditty Duke, having since died.

This conveyance is made subject to: (1) 1983 Taxes, which have been prorated and assumed by the Buyer; and (2) All matters appearing on the Plan of record in Plat Book 1424, page 48, said Register's Office.

Thelma Felts Duke, wife of Sam F. D. Duke, hereby joins in the execution of this instrument for the purpose of conveying any and all interest, including, but not limited to all marital rights, which she may have in the subject property.

Thomas M. Canavan, husband of Elizabeth D. Canavan, hereby joins in the execution of this instrument for the purpose of conveying any and all interest, including, but not limited to all marital rights, which he may have in the subject property.

H46037

IDENTIF. REFERENCE

MAY 5 10 16 AM '83

FELIX A. WILSON III REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 956 Draughon Avenue Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 25th day of April, 19 83

Sam F. D. Duke
SAM F. D. DUKE

Elizabeth D. Canavan
ELIZABETH D. CANAVAN

Thelma Felts Duke
THELMA FELTS DUKE

Thomas M Canavan
THOMAS M. CANAVAN

BOOK 6051 PAGE 626

STATE OF NORTH CAROLINA:
COUNTY OF NEW HANOVER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sam F. D. Duke and wife, Thelma Felts Duke, the bargainor, 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 Wilmington, North Carolina, this 25th day of April, 19 83.

My commission expires August 5, 1985 Notary Public Tyla M. Clark

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, 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 as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

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

_____ Notary Public

Commission expires _____

STATE OF FLORIDA :
COUNTY OF PASCO :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth D. Canavan and husband, Thomas M. Canavan, the bargainors, 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 Trai Port Richey, Florida, this 27 day of April, 1983.

Notary Public, State of Florida
My Commission Expires Dec. 20, 1986
Bonded Thru Troy Fain-Insurance, Inc.

My commission expires: _____ Notary Public Kimberly K. Gaither

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,500.00

Lamore Foster
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 19 83.

MY COMMISSION EXPIRES: 1-20-85 (AFFIX SEAL) _____ Notary Public

5283 05/05 171.65- CHECK

WARRANTY DEED

FROM HEIRS-AT-LAW OF VALEDA DITTY

DUKE TO LAMORE FOSTER, SR., and wife, DOROTHY FOSTER

File Box 38

First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 6051 PAGE 627

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			63500.00-	CO
			165.10	CO TX
			.50	PRFEE
			6.00	WDEED
				CHECK 171.60-
			5283A05/05/83	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 6 0 3 7

IDENTIF. REFERENCE

MAY 5 10 16 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 946845