WARRANTY DEED

This Instrument Prepared by:
Robert L. Callis
Attorney at Law
P.O. Box 726
Mt. Juliet, TN 37122-0726
(615) 758-5832

BOOK 6115 PAGE 540

ADDRESS OF NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP—PARCEL NUMBERS
Shirley Traughber	National Mortgage Company	Map-83-2
1842 Joy Circle (NAME)	4041 Knight Arnold Road (NAME)	Parcel-59
Nashville, TN 37207 (STREET ADDRESS OR ROUTE NUMBER)	Memphis, TN 38118 (STREET ADDRESS)	27W-23240
(CITY) (STATE) (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, ALFORD FOSTER, JR. and wife, BARBARA P. FOSTER and MARK S. HAWKINS and wife, PAMELA A. HAWKINS HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SHIRLEY TRAUGHBER, a widow

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. 28 on the Plan of Sharpe & Horn's Subdivision of Elwood Place as of record in Book 332, Page 18, in the Register's Office for said County.

Said Lot No. 28 fronts 50 feet on the south side of Greenwood Avenue and runs back between parallel lines, the distance not being shown, to an alley in the rear.

Being the same property conveyed to Alford Foster, Jr. and wife, Barbara P. Foster and Mark S. Hawkins and wife, Pamela A. Hawkins by deed of record in Book 5797, Page 191, Register's Office of Davidson County, Tennessee.

As part of the consideration hereof Grantee hereby agrees to assume the indebtedness owing to National Mortgage Company as evidenced by instrument of record in Book 6011, Page 715, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:
(a). Setback lines, owners certificate, easements and other encumbrances contained in the plan of Sharpe & Horn's Subdivision of record in Book 332, Page 18, Register's Office of Davidson County, Tennessee.

Barbara B. Foster and Barbara P. Foster are one in the same person.

unimproved ( )
This is improved (X) property, known as 1418 Greenwood Avenue, Nashville, TN 37206

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, successors, assigns 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.

POSSESSION TO BE GIVEN date of deed

EXECUTED ON THIS THE 12th DAY OF August, 1983.

Alford Foster
ALFORD FOSTER, JR.

Barbara P. Foster
BARBARA P. FOSTER

Mark S. Hawkins
MARK S. HAWKINS

Pamela A. Hawkins
PAMELA A. HAWKINS

STATE OF TENNESSEE, WILSON COUNTY

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Personally appeared before me, the undersigned authority. a Notary Public in and for said County and State, _____ ALFORD FOSTER, JR. and wife, BARBARA P. FOSTER & MARK S. HAWKINS and wife, PAMELA A. HAWKINS the within named 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 seal at office in Mt. Juliet, Tennessee, this 12th day of August, 19 83.

Commission Expires: 6-12-85

Notary Public

STATE OF TENNESSEE, WILSON COUNTY

Before me, the undersigned authority of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged _____ self to be _____ of _____, the within name 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 _____ self as _____.

WITNESS my hand and seal, at office at in _____, Tennessee, this _____ day of _____, 19_____.

My Commission Expires: _____

Notary Public

FILED FOR RECORD
DAVIDSON COUNTY, TENN.
AUG 12 3 PM '83
FELIX Z. WILSON
REGISTER

IDENTIF. REFERENCE

H 6.6 9 3 9

WARRANTY DEED

FROM

Alford Foster, Jr. and wife, Barbara P. Foster and Mark S. Hawkins and wife, Pamela A. Hawkins

TO

Shirley Traughber

Robert L. Callis
Attorney at Law
P.O. Box 726
Mt. Juliet, TN 37122-0726

STATE OF TENNESSEE
COUNTY OF WILSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 36,802.86, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

X Mrs Shirley Traughber
Affiant

Subscribed and sworn to before me this the 12th day of August, 1983

My Commission Expires: 6-12-85

Notary Public

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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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
			36802.86- CO	
			95.68 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 102.18-	
9586A	08/12/83	BAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 6 9 3 9

IDENTIF. REFERENCE

AUG 12 3 59 PM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 971115