BOOK 6127 PAGE 276

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,500.00

Charles E. Foster
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF August 1983.

Floyd W. Bate
Notary Public

MY COMMISSION EXPIRES: July 18, 1987
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foley & Weiss, Attorneys 1208 Fidelity Federal Building Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. Foster (NAME)	The Lomas & Nettleton Company (NAME)	41-10-35
3913 Banbury Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 62923 (STREET ADDRESS)	12D-38935
Nashville, TN 37207 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Va 23462 (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, Estelle Evans McAllaster, Wilma Jean Siefert and William T. Martin, Sr. as devisees under the will of Lula Mai Martin, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles E. Foster and wife, Linda B. Foster

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. 424 on the Plan of Bellshire Estates, Section B, as of record in Book 2331, pages 128 and 129, Register's Office for said County.

Said Lot No. 424 fronts 208.9 feet on the southeasterly margin of Banbury Drive and extends back between converging lines 311.4 feet on the southerly line and 313.2 feet on the northeasterly line.

Being the same property conveyed to Lula Mai Martin, a widow, by deed from Allen C. Kramer and wife, Diana S. Kramer, of record in Book 4888, page 977, Register's Office for Davidson County, Tennessee. The said Lula Mai Martin having since died and under the terms of her will of record in Will Book 143, page 341, Probate Court Clerk's Office for Davidson County, Tennessee, property was devised to Estelle Evans McAllaster, Wilma Jean Siefert and William T. Martin, Sr.

This conveyance is subject to any and all restrictions and easements of record.

As part of the above consideration, the Grantees herein, assume and agree to pay the unpaid balance owing on a certain note executed by the Grantors herein to United Mortgagee Servicing Corp. in the original principal amount of $13,200.00 of record in Book 3931, page 809, Register's Office for Davidson County, Tennessee, assigned to The Home Savings Bank by instrument of record in Book 3961, page 426, Register's Office for Davidson County, Tennessee.

CHECK 08/31 135.20

This is unimproved ( ) improved (X) property, known as 3913 Banbury Drive, Nashville, TN 37207
(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 27th day of August 19 83

Estelle Evans McAllaster

Wilma Jean Siefert

William T. Martin, Sr.

4037

STATE OF TENNESSEE
Davidson County

BOOK 6127 PAGE 277

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Estelle Evans McAllaster, Wilma Jean Siefert and William T. Martin, Sr.

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 27th day of August, 1983.

Commission expires July 18, 1987

Lloyd W. Pete
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

Estelle Evans McAllaster, Wilma Jean Siefert and William T. Martin, Sr.

TO

Charles E. Foster and wife, Linda B. Foster

H 7 0 7 3 3

IDENTIF. REFERENCE

AUG 31 4 27 PM '83

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 6127 PAGE 278

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
			49500.00- CO	
			128.70 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 135.20-	
4037A	08/31/83		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7.0 7.3 3

IDENTIF. REFERENCE

AUG 31 4 27 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 975438