FORM NO. WD-1

BOOK 6340 PAGE 46

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,400.00

Charles W. Foster
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July, 1984

Rebecca S. Carden
Notary Public

MY COMMISSION EXPIRES: 8/7/87
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Patricia Spicer Carden

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles W. Foster et ux (NAME)	Capitol Mortgage Corporation (NAME)	C087-13-0-027.00
4345 Central Valley Drive (STREET ADDRESS OR ROUTE NUMBER)	1100 Kermit Drive, Ste. 206 (STREET ADDRESS)	04D 12880
Hermitage, TN 37064 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37217 (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, Federal Home Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles W. Foster and wife, Lydia C. Foster an undivided 55% interest and Federal Properties, Inc., , an undivided 45% interest

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. 43 on the plan of Central Valley Forest, of record in Book 5800, page 72, Register's Office for said County.

Said Lot No. 43 fronts 70.00 feet on the northwesterly margin of Central Valley Drive and extends back 120.00 feet on the northwesterly line and 121.45 feet on the southeasterly line to a dead line in the rear, measuring 62.44 feet thereon.

Being part of the same property conveyed to Federal Home Builders, Inc., by deed from Robert E. Earheart and wife, V. Lucretia Earheart of record in Book 5990, page 648 Register's Office for Davidson County, Tennessee.

This conveyance is subject to corrective coveyance of record in Book 5903, page 660, said Register's Office, and to the matters set forth in the above referenced plan of record.

136947

IDENTIF. REFERENCE

JUL 18 10 05 AM '84

REGISTER
DAVIDSON COUNTY, TN

CHECK
This is (unimproved ( ) improved (XX)) property, known as 4345 Central Valley Drive Hermitage, TN 37076
(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 16th day of July, 19 84

Federal Home Builders

By: Thomas V. Robinson, Vice President

Susan Farmer, Sec

Susan Farmer-Secretary by
Patricia Spicer Carden, Atty.-in-Fact

4530 07/18 150.54

INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of _____

Personally appeared before me, _____, a Notary Public of said county, _____

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this _____ day of _____, 19____.

NOTARY PUBLIC

My commission expires:

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Thomas V. Robinson and Patricia Spicer Carden as Attorney-in-Fact for Susan Farmer with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be the Vice President and Attorney-in-Fact for Secretary respectively of the Federal Home Builders, Inc. the within named bargainor, a corporation, and the they as such Vice President and Attorney-in-Fact for Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Thomas V. Robinson as such Patricia Spicer Carden, and attesting the same by the said Vice President as such Attorney-in-Fact for Secretary.

Witness my hand and official seal at Nashville, Tennessee on this the 16th day of July, 1984.

My Commission Expires: 10/31/84

Notary Public

WARRANTY DEED

FROM
Federal Home Builders, Inc.

TO
Charles W. Foster and wife, Lydia C. Foster and Federal Properties, Inc.

PATRICIA SPICER CARDEN
ATTORNEY AT LAW
1008 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK G340 PAGE 48

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
			55400.00- CAPT.	
			144.04 CSTAX	
			.50 PRFEE	
			6.00 RECD	
			CHECK 150.54-	
			4630A07/16/64 BAL. .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.S.S.9.47.

IDENTIF. REFERENCE

JUL 10 10 05 AM '64

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No.0053564