FILE BOX 9

FORM NO. WD-1

142194

IDENTIF. REFERENCE

AUG 10 9 38 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,500.00

Charles E. Garretty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF August 19 84.

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 11-1-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN V. ADAMS, ATTORNEY
3813 Cleghorn Ave. - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. Garretty, et al (NAME)	National Mortgage Company (NAME)	Map 103-3
5522 Bon Air Circle (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	Parcel 19
Nashville, Tennessee 37209 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	8DA-56260

BOOK 6357 PAGE 28

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, David R. Foster and wife, Teresa D. Foster

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles E. Garretty*and son, Phillip Lee Garretty, all as joint tenants with rights of survivorship,

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. 105 on the Plan of Section II, Richland Meadows, of record in Book 2083 at page 72, Register's Office for said County, described as follows:

BEGINNING at a point in the northerly margin of Bon Air Circle, at the corner of Lots No. 104 and 105; thence with the line between said lots, North 112 feet to a corner of Lot No. 106; thence with the line between Lots Nos. 105 and 106, southwesterly 78 feet to a concrete monument; thence westerly 66.7 feet to the easterly margin of Meadow Crest Road; thence with the margin of the same, southerly 55 feet to the beginning of a curve; thence around said curve 39.3 feet to the northerly margin of Bon Air Circle; thence with the margin of the same, eastwardly 112.8 feet to the point of beginning.

Being the same property conveyed to David R. Foster and wife, Teresa D. Foster by deed from Jerry Lynn Woods and wife, Nancy Sue T. Woods, of record in Book 4917 at page 508, Register's Office for said County.

This conveyance is made subject to: (a) property taxes for 1984 for which Grantees will be responsible; (b) Restrictive Covenants of record in Book 2152 at page 121, and Book 2195 at page 256 in said Register's Office; (c) the matters set forth on said plan of record and (d) Deed of Trust of record in Book 4917 at page 510, in said Register's Office, (not assumed).

* and wife, Peggy B. Garretty,

CHECK
This is unimproved ( ) improved (X) property, known as 5522 Bon Air Circle, Nashville, Tennessee 37209
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

08/10 124.80-

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 hands this 3rd day of August, 19 84

David R. Foster

Teresa D. Foster

1100

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named David R. Foster and wife, Teresa D. 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 3rd day of August 19 84

Commission expires 11-1-87

John V. Adams
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
David R. Foster and wife,
Teresa D. Foster

TO
Charles E. Garretty and son,
Phillip Lee Garretty

PREPARED BY:
JOHN V. ADAMS, ATTORNEY
3813 Cleghorn Ave.
Nashville, Tennessee 37215

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This instrument prepared by Security Federal
[illegible] Williamson Road

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6357 PAGE 25

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			45500.00- CAMT.	
			118.30 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 124.80-	
1100A08/10/84			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1:42 1:94

IDENTIF. REFERENCE

AUG 10 9 38 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.0059922

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