FORM NO. WD-1

BOOK 6475 PAGE 574

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January, 19 85.

Notary Public

MY COMMISSION EXPIRES: 10-19-86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Green, Attorney at Law, 141 Thompson Lane, Nash. Tenn. 37211
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raymond E. Foster (NAME)	same (NAME)	Map 29
277 Elysian Fields (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 142
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. 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, WE, I, John B. Aita, a widower

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Raymond E. Foster, unmarried

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:

A tract of land in the 14th, fromerly the 24th, Civil District of Davidson County, Tennessee, on the head waters of Marrowbone Creek, described in a deed from Henry Floto and wife, to Carl Kraft, of record in Book 181, page 504, Register's Office for said County, as follows:

BEGINNING at a stake with hickory and oak pointers, Fred Foust's northwest corner in Mrs. Eberhardt's south boundary line; and runs thence with said Foust's line, south 17° west 17-2/3 poles to dogwood and ash pointers; thence south 3° west 17 poles to a stake with sugar tree pointer; thence south 8¼° west 22 poles to white oak and beech pointers; thence south ½° west 34 poles to three beeches; thence south 15¼° west 23 poles to two beeches and poplar pointers; thence soth 13° west 22½ poles to stone with two beeches and walnut pointers, said Foust's southwest corner; thence north 86° west down a hollow 39 poles to a point in the branch, dogwood and mulberry pointers; thence south 77° west 14.8 poles; thence north 87½° west 56.35 poles to a stake on the soth side of said branch, near its junction with another branch; thence north 2° east 136.36 poles to a stake in John Rottero's line; thence south 88° east 125.7 poles to the beginning, containing by survey 100 acres, be the same, more or less.

Also roadway described in Book 271, page 507, said Register's Office.

WITH THE FOLLOW 3 ACRES EXEMPTED FROM THE ABOVE

BEGINNING at a point in the Easterly margin of Craft Drive, said point also being in a Northerly property line of the John B. Aita lands; thence along a Northerly line of the John B. Aita lands, North 88° 50' East 350 feet to a point; thence South 7° 00' West 375 feet to an iron pin; thence South 88° 50' West 350 feet to an iron pin; thence North 7° 00' East with a line, said line being the extention of the Easterly margin of Craft Drive, 375 feet to the point of beginning and containing 3 acres.

BEING the same property conveyed to Alford V. Aita and wife, Clara M. Aita by deed from John B. Aita and wife, Laura C. Aita of record in Book 4027, page 764, Register's Office for Davidson County, Tennessee

This is unimproved ( ) improved ( ) property, known as _____ (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 my hand this 16th day of January, 19 85

his MARK
John B. Aita

WITNESSES TO MARK
John E. Carney
Jack Green
Evelyn T. Gunn

BOOK 6475 PAGE 575

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John B. Aita, a widower

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16 day of January 19 86

Commission expires 10-19-86

Peggy M. Bandy
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
John B. Aita

TO
Raymond E. Foster

IDENTIF. REFERENCE

JAN 16 12 07 PM '85
FILED & WILSON LEE REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

3963 01/16 166.40- CHECK
1.7.7.1.1.3.1

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

RECEIVED OF _____

FOR _____

BOOK 6475 PAGE 576

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

61500.00- CAMT.
159.90 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 166.40-
3963A01/16/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 77113
Deliv. to Robt. Quentin
Jan 16 12:09 pm '85
Felix Z. Wilson II Reg.
Paid. Cnty Inv

No. 101576