FORM NO. WD-1

BOOK 6475 PAGE 577

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

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, Tn. 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 136.01
Nash. 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:

TRACT NO.1 LAND in the 14th, formerly the 24th Civil District of Davidson County, described as follows:

BEGINNING in the center of Eaton's Creek Road at the southeast corner of a tract of land owned by W. E. Bennett, formerly the old Ridge School lot; thence with the center of said Road, south 51° West 181 feet; thence South 42° West 172 feet; thence leaving said Road, North 88° West 677 feet to the east line of a tract of land owned by John Aita known as the Kraft Place; thence with said Kraft line, North 4° East 117 feet; thence North 18° East 292 feet to a stake in W. E. Bennett's south line; thence with said line, South 88° East 600 feet to a stake; thence South 2° West 139 feet; thence South 88° East 234 feet to the beginning, containing 7.34 acres, more or less.

SAID property was conveyed to John B. Aita and wife Laura C. Aita, by deed from Gus Aita and wife, Carrie Aita of record in Book 1308, page 460, Register's Office for Davidson County, Tennessee.

TRACT NO. II: BEGINNING at a spike in the center of Eatons Creek Road, being the southeast corner of John Aita's farm; running S. 37° West 75.75 feet to a spike in the center of Eaton's Creek Road; thence N. 70° 29' W. 236.2 feet to a stake in or near a small drain (in the field); thence S. 86° 30' E. 270.5 feet to the beginning, containing by calculation one-fifth acre, according to survey by C. J. Carney, Surveyor, made June 18, 1949.

BEING the same property conveyed to John Aita and wife, Laura Mai Aita, by deed from Gus B. Aita and wife, Carrie M. Aita of record in Book _____, Page_____, Register's Office for said County.

TRACT III: BEGINNING at John Aita's corner in the center of Eaton's Creek Road and running with his line S 87° -30'W 229' to an iron pin, N 5° -20'W 150' to an iron pin, Aita's northeast corner; thence S 58° -30'E 269' to the beginning and containing 0.4 plus acres.

BEING the same property conveyed to John D. Aita and wife Laura C. Aita by warranty deed from E. R. Rutherford, of record in Book 3679, page 457, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is 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 F Gray

STATE OF TENNESSEE
Davidson County

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

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 16th day of January, 19 85

Commission expires 10-19-86

Peggy M. Bennett
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 09 PM '85
DAVIDSON COUNTY, TN

01/16/85 136.50- CHECK
I 7 7 1 1 4

3964

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

RECEIVED OF _____ BOOK 6475 PAGE 579

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

50000.00- CAMT.
130.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 136.50-
3964A01/16/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.7.7.1.1.4.

IDENTIF. REFERENCE

JAN 16 12 09 PM 85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 101577