This instrument prepared by Douglas R. Berry, Attorney, 917 Two Mile Parkway, P.O. Box 976, Goodlettsville, TN 37072

# WARRANTY DEED

THIS INSTRUMENT PREPARED BY
**DOUGLAS R. BERRY**
ATTORNEY
917 TWO MILE PARKWAY
P.O. BOX 976
GOODLETTSVILLE, TN 37072

mail

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,000.00

Steve C. Trawick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF March, 19 85

Jane A. Dunn
Notary Public

MY COMMISSION EXPIRES: October 19, 1986

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| STEVE C. TRAWICK | COMMERCE UNION BANK (NAME) | 52-9 |
| 427 BENITA DRIVE ~~1109 Cinderella Street~~ (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 2546 (STREET ADDRESS) | 53 |
| NASHVILLE ~~Madison,~~ Tn. ~~37115~~ 37211 (CITY) (STATE) (P.O. ZIP) | Nashville, Tennessee 37219 (CITY) (STATE) (ZIP) | 11D 68795 |

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, ROY D. FOSTER and JO ANN FOSTER, as joint tenants with the rights of survivorship,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEVE C. TRAWICK, 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:

Being Lot No. 17 on the Plan of a Subdivision of Lots No. 20, 21, 24 & 25, Montague Subdivision, of record in Book 843, page 79, Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 94 feet on the southeasterly margin of Cinderella Street and extends back between parallel lines 125 feet to a dead line.

Being the same property conveyed to Roy D. Foster and Jo Ann Foster, partly by deed from Thelma I. Nelson, of record in Book 5126, page 454, and partly by deed from Roy D. Foster and Ann Troyan Foster, of record in Book 5653, page 479, Register's Office for Davidson County, Tennessee.

Grantee assumes the obligation to pay the remaining balance of a note to Commerce Union Bank, secured by a deed of trust of record in Book 5653, page 481, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1109 Cinderella Street, Madison, Tn. 37115
(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 7th day of March, 19 85

Roy D. Foster
ROY D. FOSTER

Jo Ann Foster
JO ANN FOSTER

03/12 131.30- CHECK

7664

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roy D. Foster and Jo Ann 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 Goodlettsville, Tennessee, this 7th day of March, 19 85.

Commission Expires October 19, 1986

Notary Public.

STATE OF _____

_____ 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 purpose 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 _____, Tennessee. on this the _____ day of _____, 19____

My commission expires _____

_____
Notary Public

I 8 8 3 4 0

IDENTIF. REFERENCE

MAR 12 9 45 AM '85

CAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 48000.00- CAMT | |
| | | | 124.80 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 131.30- |
| 7664A03/12/85 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 8 3 4 0

T
IDENTIF. REFERENCE

MAR 12 9 45 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 114877