THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| James E. Bennett | Colwell Financial Corporation | 90-12-193 |
| 6232 Henry Ford Drive | | 8DA-31505 |
| Nashville, TN 37209 | 700 West Liberty Street | |
| | Louisville, KY 40203 | |

BOOK 6780 PAGE 390

## WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Nancy Lou Foster, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James E. Bennett and wife, Judy R. Bennett hereinafter called the Grantee, Grantee's 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. 223 on the plan of Charlotte Park, Section III, of record in Book 2663, page 70, Register's Office for said County.

SAID Lot No. 223 fronts 71.0 feet on the easterly margin of Henry Ford Drive and extends back 184.5 feet on the northerly line and 206.8 feet on the southerly line to a dead line in the rear, measuring 78.0 feet thereon.

BEING the same property conveyed to Alvan S. Foster and wife, Nancy L. Foster by deed from James R. Haun and wife, Eleanor W. Haun, of record in Book 4442, page 307, said Register's Office. Alvan S. Foster and Nancy L. Foster have since been divorced by Final Decree of the Fifth Circuit Court filed July 15, 1980, Doc. No. 98436 in Minute Book 40B, page 1413, Circuit Court Clerk's Office for said County, Tennessee, a certified copy of which is of record in Book 5676, page 707, Register's Office for said County. Also, being the same property conveyed to Nancy Lou Foster by quitclaim deed from Alvan Stephens Foster being recorded simultaneously herewith.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This is (un)improved property, known as 6232 Henry Ford Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 7th day of February, 1986.

Nancy Lou Foster

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

On this 7th day of February, 1986, before me personally appeared Nancy Lou Foster, unmarried, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6780 PAGE 391

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 64,000.00.

James E. Bennett
Affiant

Subscribed and sworn to before me, this the 7th day of February, 1986.

My Commission Expires: 10-24-88

Notary Public

7.5 1 2.0

IDENTIFICATION REFERENCE

FEB 10 12 59 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

from:
Nancy Lou Foster, unmarried

to:
James E. Bennett and wife, Judy R. Bennett

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-24568

**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 |
|---|---|---|---|---|
| | | | | |

64000.00- CONT.
161.40 COTAX
.50 PRFEE
6.00 MORTG
CHECK 172.90-
3612A02/10/86 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

7.5.1.2.0

IDENTIFICATION REFERENCE

FEB 10 12 59 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 218083