Box 2

Address New Owner as follows:	Send tax bills to:	Map & Parcel
Graham M. Allen etux 544 Indian Lake Rd. Hendersonville, TN 37075	Same	Map 82-8 Parcel 349 19W-18495

BOOK 6789 PAGE 757

WARRANTY DEED

FOR AND IN CONSIDERATION 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, Anne E. Foster, a widow, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said Graham M. Allen and wife, Rita O. Allen, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of House & Simonton's Subdivision of Lots Nos. 1 to 16 inclusive in Stratton & Seymour's Addition to Edgefield, now East Nashville, as of record in Book 57, page 137, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 50 feet on the northerly side of Mansfield Avenue and runs back between parallel lines 175 feet to an alley.

Being the same property title to which was vested in Anne E. Foster by deed from J. D. Rowan and wife, Mary Rowan, of record in Book 929, page 273, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to the Plan of record in Book 57, page 137, Register's Office for Davidson County, Tennessee.

This property is conveyed in "As Is" condition.

A purchase money deed of trust is being filed simultaneously with this deed.

This property is conveyed subject to all applicable local government planning, building and zoning regulations.

This is improved property known as 951 Mansfield Street, Nashville, TN.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Graham M. Allen and wife, Rita O. Allen, their heirs and assigns forever.

AND GRANTOR COVENANTS that she is lawfully seized and possessed of said real estate, in fee simple, that she has a good right to convey it and that the same is unencumbered, unless otherwise herein set out.

AND GRANTOR DOES further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

78391

IDENTIFICATION

FEB 25 3 10 PM '86

FELIX E. ALSUP JR. REGISTER
DAVIDSON COUNTY, TENN.

WITNESS my hand on this the 14th day of February, 1986.

X Anne E. Foster
Anne E. Foster

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anne E. Foster, a widow, the within named bargainor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 14th day of February, 1986.

NOTARY PUBLIC

My commission expires: Oct. 24th 1988

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $28,200.00.

Affiant

Subscribed and sworn to before me this the 14th day of February, 1986.

NOTARY PUBLIC

My commission expires: 4/17/88.

This instrument was prepared by:
TOM G. COLEMAN, JR., ATTORNEY
Coleman Real Estate Closing Service, Inc.
9000 East Church Street
Brentwood, TN 37027

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6789 PAGE 759

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.8391.

IDENTIFT REFERENCE

Feb 25 3 10 PM '86

No. 221969