#4839

WARRANTY DEED

BOOK 6896 PAGE 534

Bar 38

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BOBBY A. FOSTER	THIRD NATIONAL MORTGAGE COMPANY	Map 135-12A
(NAME)	(NAME)	
2075 Nashboro Blvd.	P. O. Box 2628	Parcel 37
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37217	Nashville, Tennessee 37219	FB #2D-65964
(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, WILLIAM A. McWATERS, III

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BOBBY A. FOSTER and wife, DOLORES K. FOSTER

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit No. 2075 together with Garage designated No. 2075G on the Plan of Nashboro Village Twelve Condominium as of record in Plat Book 4675, page 121, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to William A. McWaters, III, unmarried by deed from Conrad A. Reiber and wife, Betty L. Reiber of record in Book 5905, page 643, said Register's Office.

This conveyance is made subject to: (1) 1986 Taxes, which have been prorated and assumed by the Grantee; (2) Declaration of Covenants, Conditions, and Restrictions of record in Book 4827, page 14; (3) Covenants, Conditions, Restrictions and Agreements of record in Book 4827, page 30, amended in Book 6153, page 252; (4) By-Laws of record in Book 4827, page 51; (5) Charter of Incorporation of record in Book 4828, page 829; (6) All matters appearing on the Plan of record in Plat Book 4675, page 121, said Register's Office.

Martha M. McWaters spouse of William A. McWaters, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said William A. McWaters.

1 3 8 5 3

IDENTIFICATION REFERENCE

JUN 25 8 08 AM '86

FELIX Z. WILSON II-REGISTER
DAVIDSON COUNTY, TN

This is unimproved (XX) improved ( ) property, known as 2075 Nashboro Blvd., Nashville, Tennessee 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 23rd day of June, 19 86

William A. McWaters III
WILLIAM A. McWATERS, III

Martha M. McWaters
MARTHA M. McWATERS

935

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM A. McWATERS, III and wife, Martha M. McWaters

the bargainor S, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 23rd day of June, 1986.

My commission expires 1/10/89 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public 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 _____ of the _____, the within named bargainor, a corporation, and that as such _____ 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 _____.

Witness my hand and official seal, at _____ this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,000.00

Bobby A. Foster
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF June, 1986

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

WILLIAM A. McWATERS, III

TO

BOBBY A. FOSTER and wife,
DOLORES K. FOSTER

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6896 PAGE 536

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

61000.00- CAMT.
158.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 165.10-
9435A06/25/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 8 5 3

IDENTIFICATION/REFERENCE

JUN 25 8 08 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN

No. 262930