FILE BOX 9

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B049

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $41,000.00

Stephen A. Foster
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st. DAY OF December, 1986.

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 11-1-87

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Mortgagee: Atlantic Coast Mortgage Company

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen A. Foster et ux (NAME)	Atlantic Coast Mortgage Company (NAME)	Map 91-12
708 45th Avenue North (STREET ADDRESS OR ROUTE NUMBER)	3975 Univeristy Drive (STREET ADDRESS)	Parcel 63
Nashville, TN. 37209 (CITY) (STATE) (P. O. ZIP)	Fairfax, Virginia 22030 (CITY) (STATE) (ZIP)	FB# 12W 37085

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, Charles S. Newton and wife, Vickie Ann Newton,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen A. Foster and wife, Cecilia D. Foster,

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:

Land in Davidson County, Tennessee, being Lots Nos. 85 and 87 of Block 60, Plan No. 1 West Nashville, as of record in Book 57, pages 74, and 75, Register's Office for said County.

Said Lots Nos. 85 and 87 of Block 60 adjoin and front together 50 feet on the easterly side of 45th Avenue North, formerly 4th Street, and runs back between parallel lines with the northerly margin of an alley, 105.5 feet to an alley in the rear.

Being the same property conveyed to Charles S. Newton and wife, Vickie Ann Newton by deed from Blair Realtors, Inc. of record in Book 5742, page 908, Register's Office for Davidson County, Tennessee.

8231 4.

IDENTIFICATION REFERENCE

JAN 9 3 01 PM '87

FELIX Z. WILSON CLERK & REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 708 45th Avenue North, Nashville, Tennessee 37209
(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 31st day of December, 1986

Charles S. Newton
Charles S. Newton

Vickie Ann Newton
Vickie Ann Newton

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Charles S. Newton and wife, Vickie Ann Newton

the bargainors, 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 Nashville, Tennessee, this 31st day of December 19 86

Commission expires 11-1-87

John V. Adams
Notary Public

NOTARY PUBLIC AT LARGE

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

Charles S. Newton and wife,

Vickie Ann Newton

TO

Stephen A. Foster and wife,

Cecelia D. Foster

Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

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

AMT. D- CASH
1.50 CSTAX
.50 PRFEE
6.00 MISC
CHECK 12130
7567.01/JS/87 BAL .00

Total 121.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

82314

IDENTIFICATION REFERENCE

JAN 9 3 01 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 33159