Box 8/ti

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

| ADDRESS NEW OWNER: | MORTGAGEE: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Willard P. Foster<br>581 Michele Drive<br>Antioch, TN 37013 | Bailey Mortgage Company<br>200 South Lamar<br>Jackson, Mississippi 39215-1389 | MAP 162-11<br>PARCEL 22<br>5DU-77307 |

**WARRANTY DEED**

BOOK 7254 PAGE 904

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, Bluegrass Homes, Inc.

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Willard P. Foster, unmarried

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. 70 on the plan of Whittemore Valley, Section 4, of record in Book 6250, page 873, Register's Office for said County.

SAID Lot No. 70 fronts 59.2 feet on the southeasterly margin of Michele Drive and extends back 221.97 feet on the northeasterly line and 220.32 feet on the southwesterly line to the northwesterly margin of Benzing Road in the rear, measuring 91.02 feet thereon.

Being a portion of the same property conveyed to Bluegrass Homes, Inc. by deed from B. & P. Developments, a partnership composed of Frank C. Batson and David H. Parker of record in Book 7072, page 138, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 6243, page 80, said Register's Office, and to the matters set forth in the above referenced plan of record.

3 1 9 2 9

IDENTIFICATION REFERENCE

JUN 2 [illegible]

This is (un)improved property, known as 581 Michele Drive, Antioch, TN 37013.

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 28th day of May, 1987.

Bluegrass Homes, Inc.
By: _____
Billy J. Tisdale

Bluegrass Homes, Inc.
By: _____
Neil Turner

**STATE OF TENNESSEE**
**COUNTY OF** _____

On this ____ day of _____, 19___, before me personally appeared _____, 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 _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

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

BOOK 7254 PAGE 905

Before me, the undersigned, of the State and County aforesaid, personally appeared Billy J. Tisdale and Neil Turner, 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 Bluegrass Homes, Inc., the within named bargainor, a corporation, and that he as such President and Secretary Treasurer, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President and Secretary Treasurer. Witness my hand and official seal, at office in Nashville, Tennessee, this 28th day of May, 19 87.

My Commission Expires: Nov 4 1987

Christy Wilkins Ivey
Notary Public

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

The actual consideration or value, whichever is greater, for this transfer is $ 72,200.00.

Willard P. Foster
Affiant

Subscribed and sworn to before me, this the 28th day of May, 19 87.

My Commission Expires: Nov 4 1987

Christy Wilkins Ivey
Notary Public

**WARRANTY DEED**

from:
Bluegrass Homes, Inc.

to:
Willard P. Foster, unmarried

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

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

RECEIVED OF _____

FOR _____

BOOK 7254 PAGE 906

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

72000.00- CAMI.
202.16 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 209.66-
4124A06/02/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31929

IDENTIFICATION REFERENCE

JUN 2 10 18 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 88533