ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Paul A. Mentzer (NAME)	Same (NAME)	23W-08995
1311 Calvin Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 83-5
Nashville, TN 37206 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	Par. 304

WARRANTY DEED BOOK 7612 PAGE 288

For and in consideration of the sum of TEN AND 00/100 (10.00) ---------- DOLLARS

cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, and the agreement of Grantee herein to hold Grantor harmless from any obligation to pay note signed by Grantor and Grantee, and secured by Deed of Trust of record in Book 5632, Page 355, Register's Office for Davidson County, Tennessee; I, MARY A. MENTZER FOSTER,

have bargained and sold, and by these presents do transfer and convey unto the said PAUL A. MENTZER

all my right, title and interest in and to the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 21 of Block "B" on the Plan of F. O. Beazley's Addition to East Nashville, as of record in Book 57, Page 85, Register's Office for said County.

Said Lot No. 21 fronts 50 feet on the northerly side of Calvin Avenue, and runs back between parallel lines 150.02 feet to an alley.

Being the same property conveyed to Paul A. Mentzer and wife, Mary A. Mentzer, by deed from Roy M. Little and wife, Jimmie A. Little, of record in Book 5632, Page 352, Register's Office for said County; the said Paul A. Mentzer and Mary A. Mentzer having since been divorced and said property having vested in them as tenants in common.

Michael S. Foster is the spouse of Grantor and joins in this deed to convey all of his interest of every kind in the hereinabove described parcel of real estate growing out of their marital relationship, so as to vest the entire interest of the parties hereto in Grantee.

Possession of the hereinabove described property is being given by Grantor effective as of the date of this deed.

2195 07/28 0101 03CHECK 42.80

unimproved ( )
This is improved (X) property, known as 1311 Calvin Avenue (House Number) (Street)
Nashville, (P. O. Address) Tennessee (City or Town) 37206 (Zip Code)

~~In said interest in~~
~~interest in said~~
~~interest in said~~

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.

Whenever 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 hands this 28th day of July 19 88

Mary A. Mentzer Foster — Michael S. Foster

BOOK 7612 PAGE 289

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary A. Mentzer Foster and husband, Michael S. Foster,

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 Nashville, Tennessee, this 28TH day of July, 1988.

My commission expires 9/9/89 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be the and respectively of , the within named bargainor, a corporation, and that as such and , executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as and attesting the same by the said as .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 11,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Paul A. Mentzer

Sworn to and subscribed before me
this 28TH day of July, 1988.

My commission expires 9-9-89 Notary Public

Mail
HOFSTETTER & HOFSTETTER, ATTYS. — Name

This instrument was prepared by:
5th Floor, 230 Fourth Avenue North
Nashville, TN 37219 — Address

WARRANTY DEED 53684

FROM MARY A. MENTZER FOSTER

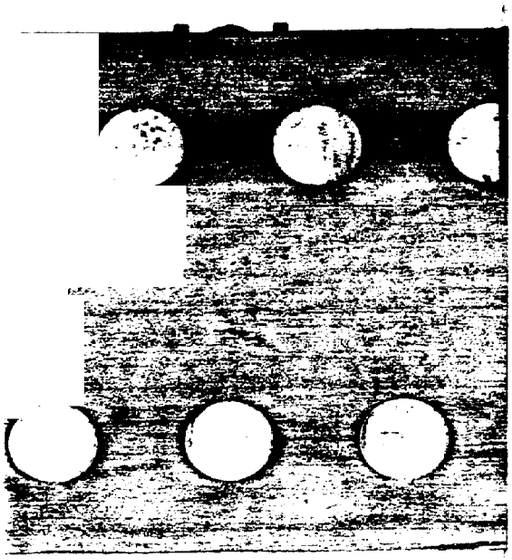
IDENTIF. REFERENCE

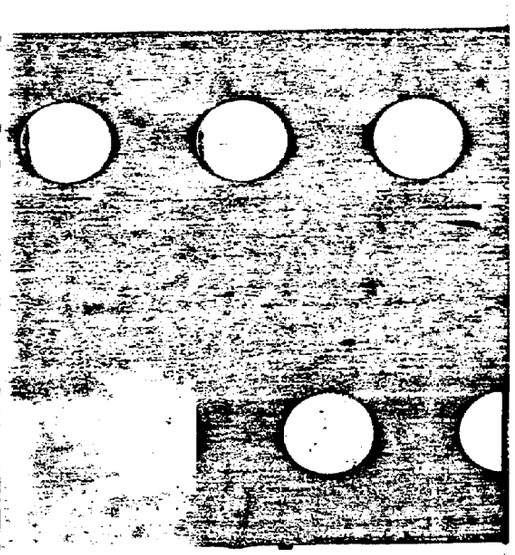
JUL 28 3 21 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

TO PAUL A. MENTZER

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7612 PAGE 290

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	11000.00
CON TX	36.30
PRFEE	0.50
WDEED	6.00
TOTAL	42.80
CHECK	42.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 2195

53684

IDENTIFICATION REFERENCE

JUL 28 3 21 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 117943