65028

IDENTIF. TREFERENCE

OCT 16 8 37 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

ADDRESS MEW OWNER AND SEND TAX BILLS:
CHARLS FOSTER
[redacted] 2707 Eden Street
Nashville, TN 37208

MAP PARCEL NOS.
03W-01410
92-8-33

THIS INSTRUMENT PREPARED BY:
HOFSTETTER & HOFSTETTER, ATTORNEYS
Suite 500, 230 Fourth Avenue North
Nashville, TN 37219

WARRANTY DEED

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; I, **GERTRUDE THOMAS**, a widow, have bargained and sold, and by these presents do transfer and convey unto **CHARLES FOSTER, unmarried**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Being part of Lot No. 134 on the Plan of Judge John McNairy's Mansion House Tract, as of record on the front fly leaf of Book 9, Register's Office for Davidson County, Tennessee; being Lot No. "C" on a survey of a resubdivision of said lot, not of record, described according to a survey made by Harvey Gee, Surveyor, July 25, 1946 as follows:
>
> BEGINNING on the northerly margin of Jo Johnston Avenue at the southwest corner of the property conveyed to Flem B. Otey by deed from Raymond Denny and wife, of record in Book 1312, Page 27, said Register's Office; thence with Otey's westerly line northwardly 167.5 feet to the southerly margin of an alley; thence with said alley westwardly 26 feet; thence southwardly 167.5 feet to the northerly margin of said Avenue; thence with said Avenue eastwardly 26 feet to the beginning.
>
> Being the same property conveyed to Robert Thomas and wife, Gertrude Thomas, by dedd from George I. Waddey, Jr., of record in Book 1385, Page 315, said Register's Office; the said Robert Thomas having since died.

This is (improved) property, known as 1506 Jo Johnston Avenue, Nashville, Tennessee 37208.

Taxes for 1990 to be pro rated and assumed by Grantee.

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, his heirs and assigns forever. And I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

The Grantor further covenants and binds herself, her heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 15th day of October, 1990.

Gertrude Thomas

GERTRUDE THOMAS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $5,000.00.

Sworn to and subscribed before me,
this 15th day of October, 1990.

Notary Public

My commission expires: 1-24-93

0331 10/16 0101 03CHECK 23.50

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 **GERTRUDE THOMAS, a widow,** 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 at Nashville, Tennessee, this 15th day of October, 1990.

Notary Public

My commission expires: 1-24-93

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8217 PAGE 679

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	5000.00
			CON TX	16.50
			PRFEE	1.00
			WDEED	6.00
			TOTAL	23.50
			CHECK	23.50
10/16/90	01		08:38 0001	0331

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65028

IDENTIF. REFERENCE

OCT 16 8 37 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 364529