*This Instrument Prepared By:*
*HAROLD REEVES, ATTORNEY P.C.*
*640 Spence Lane, Suite 218*
*Nashville, TN 37217*
*(615) 361-6679*

*File Box 24*

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ADDRESS NEW OWNER:
Lee R. Lairson
Unit 1, Box 7
Beech Grove, TN 37018

SEND TAX BILL:
*To Owner*

MORTGAGEE:

MAP AND PARCEL:
MAP 060-160
PARCEL 44
12DZ-07185

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Reita W. Foster, a widow hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Lee R. Lairson, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 58, on the Plan of Capitol View Subdivision , of record in Plat Book 974, Page 53, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Houston E. Foster and wife, Reita W. Foster, by deed from First American National Bank, Trustee under the Will of Bobby Beecham, deceased of record in Book 5569, Page 697, Register's Office for Davidson County, Tennessee. The said Houston E. Foster having since died.

This is the same description as in previous deed of record.

THIS conveyance subject to such easements, setback lines of record in Plat Book 974, Page 53,and such restrictive covenants of record in said Register's Office.

Taxes for 1992 have been pro-rated and paid.

This Property is conveyed "AS IS, WHERE IS".

This is improved property known as 2821 Brunswick Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lee R. Lairson, unmarried, his heirs and assigns, forever; and I, Reita W. Foster, a widow 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 unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

4 8 0 0 8.

IDENTIFICATION REFERENCE

SEP 23 11 10 AM '92

JOE Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

9133 09/23 0101 03CHECK 194.00

Witness my hand this the 21st day of September, 1992.

Reita W. Foster

Reita W. Foster

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Reita W. Foster, a widow the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 21st day of September, 1992.

Jane W. Floyd

NOTARY PUBLIC

My Commission Expires: 5/22/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 50,000.00.

Lee Lawson

AFFIANT

Subscribed and sworn to before me this 21st day of September, 1992.

Jane W. Floyd

NOTARY PUBLIC
My Commission Expires: 5/22/93

**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 |
|---|---|---|---|---|

CAMT 50000.00
CON TX 185.00
PRFEE 1.00
WDEED 8.00
TOTAL 194.00
CHECK 194.00

09/23/92 01 11:11 0001 9183

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

48008

IDENTIFICATION REFERENCE

SEP 23 11 10 AM '92

DAVIDSON COUNTY, TN

**No.** 572801