27-B

BOOK 8835 PAGE 32

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Stephen D. Foster Sandra K. Foster 3411 McGavock Pike Nashville, TN 37217	~~Address~~ Same	MAP and PARCEL 120-09-0 123.00

This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park
2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Elleine F. Witty and James M. Witty, Wife and Husband** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Stephen D. Foster and Sandra K. Foster, Husband and Wife** (the "Grantees"). Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 42 on the Plan of Seven Oaks, Section III, of record in Book 2083, page 78, Register's Office for said County.

Said Lot No. 42 fronts 136 feet on the westerly side of McGavock Pike and runs back 306.4 feet on the north line and 303.4 feet on the south line to the east right-of-way line of the N.C. & St. L. Railroad on which it measures 127 feet.

Being the same property conveyed to Arthur P. Walker, Jr., and wife, Elleine F. Walker by deed from Charles D. Whorley and wife, Dorothy W. Whorley of record in Book 2805, Page 391, said Register's Office.

Mr. Arthur P. Walker, Jr., having since deceased. Mrs. Elleine F. Walker having since married and her spouse joining in this deed.

Mrs. Elleine F. Walker and Mrs. Elleine F. Witty being one and the same person.

This is property with a common address of 3411 McGavock Pike, Nashville, TN 37217.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for 1992, said taxes being paid by the Grantors; 2) the Plat of record in Book 2087, Page 183, said Register's Office and all matters therein; 3) Easement of record in Book 2087, Page 183, said Register's Office.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $80,000.00

Affiant

Subscribed and sworn before me this 4th day of January, 1993.

Notary Public

My Commission Expires: 1-23-94

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **4th** day of **January, 1993**.

Elleine F. Witty

Elleine F. Witty

James M. Witty

James M. Witty

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Elleine F. Witty and James M. Witty, Wife and Husband** , with whom I am personally acquainted, or who 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 **4th** day of **January, 1993.**

Cindy S. Smith

Notary Public
My Commission Expires: 7-23-94

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named _____, with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Attorney-In-Fact of _____, and is authorized by _____ to execute this instrument on his/her behalf.

Witness my hand and official seal at **Nashville,**, Tennessee, this **4th** day of **January, 1993.**

_____

Notary Public
My Commission Expires:

File No. 9301-001

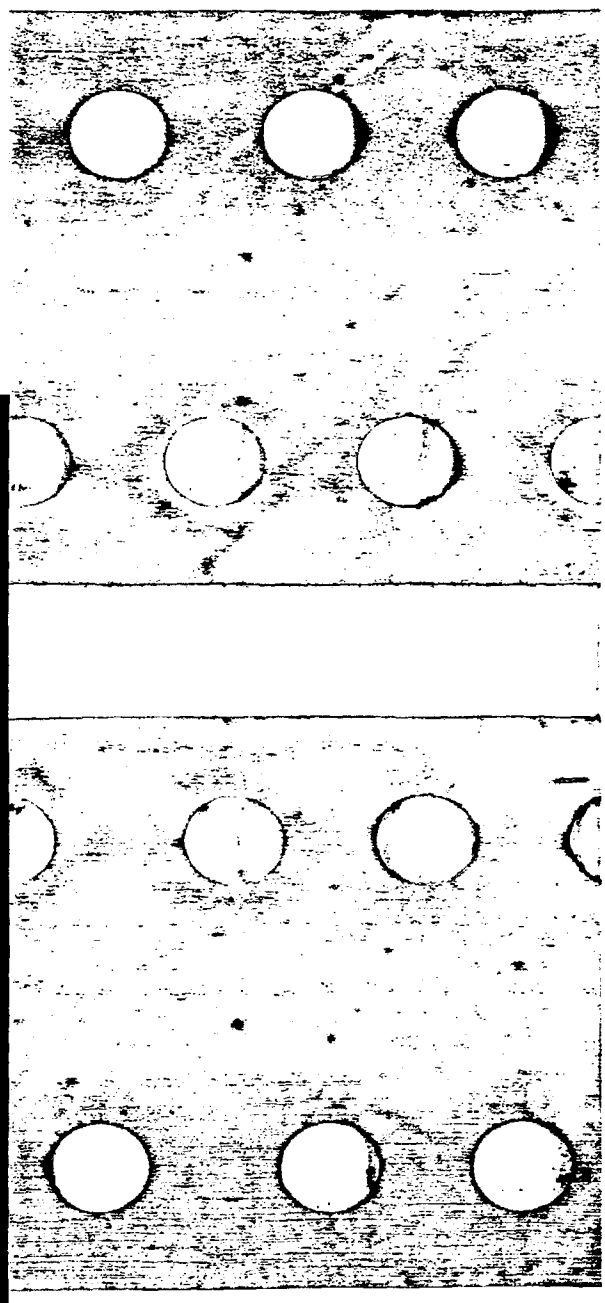
80625

IDENTIFICATION REFERENCE

JAN 7 11 21 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

3650 01/07 0101 03CHECK 305.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8835 PAGE 34

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	80000.00
			CON TX	296.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	305.00
			CHECK	305.00
01/07/93	01	11:19	0001	3650

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80625

IDENTIFICATION REFERENCE

JAN 7 11 21 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 608452