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52

THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***68,000.00.

Daphne O'Baines
Affiant

Subscribed and sworn to before me this 24th day of November, 1993.

Notary Public

My Commission Expires: 5-15-95

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
JEFFREY C. FOSTER 1604 Forrest Avenue Nashville, TN 37206	CTX MORTGAGE COMPANY 5200 Maryland Way #108 Brentwood, TN 37027	MAP 83-10 PARCEL 176

0519 12/06 0101 03CHECK 260.60

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY EIGHT THOUSAND AND 00/100 ($***68,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, **WILLIAM W. BYRN, JR. and wife SYLVIA J. BYRN,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JEFFREY C. FOSTER, 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. 8 on the Plan of W. R. Cornelius, Jr. Subdivision of record in Book 57, page 124, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete descripton.

BEING the same property conveyed to William W. Byrn, Jr. and wife, Sylvia J. Byrn, by deed from Lewis Dale Willis and wife, Doris Geraldine Willis, of record in Book 5682, page 93, Register's Office for Davidson County, Tennessee.

This is improved property known as 1604 Forrest Avenue, Nashville, Tennessee 37206.

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.

GRANTORS COVENANT with the said GRANTEE that they 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 follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters shown on the Plan of W. R. Cornelius, Jr. Subdivision, of record in Book 57, page 124, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and

representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 24th day of November, 1993.

WILLIAM W. BYRN, JR.

SYLVIA J. BYRN

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 WILLIAM W. BYRN, JR. and SYLVIA J. BYRN, the bargainors, 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 this 24th day of November, 1993.

Notary Public

My Commission Expires:

1-23-96

93557
IDENTIFICATION REFERENCE

93 DEC -6 PM 1:57



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	68000.00
			CON TX	251.60
			PRFEE	1.00
			WDEED	8.00
			TOTAL	260.60
			CHECK	260.60
12/06/93	01		13:57 0001	0519

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



93557

IDENTIFICATION REFERENCE

93 DEC -5 PM 1:57

REGISTER
DAVIDSON COUNTY, TN

No. 730569