mail

THIS INSTRUMENT PREPARED BY:
STEWART BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

0331 12/30 0101 03CHECK

ADDRESS NEW OWNER:

TRAVIS FOSTER AND WIFE,
SARAH FOSTER
1209 Shelton Ave
Nashville Tn 37216
SEND TAX BILLS TO:

SAME

MAP/PARCEL NUMBER:

MAP 23, PARCEL 53

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00.

Travis Foster

AFFIANT

Subscribed and sworn to me, this the 17TH day of DECEMBER, 1993.

Denise C. Allis

Notary Public
My commission expires: 5-11-97

DENISE C. ALLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

93 DEC 30 PM 2:45

PICK-UP

02526

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 considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, CHESTER ARDEN CHAPEL AND WIFE, RUBY B. CHAPEL, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said TRAVIS FOSTER AND WIFE, SARAH FOSTER, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, WE covenant that WE ARE lawfully seized and possessed of said real

estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 17TH day of DECEMBER, 1993.

Chester Arden Chapel
CHESTER ARDEN CHAPEL

Ruby B. Chapel
RUBY B. CHAPEL

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHESTER ARDEN CHAPEL AND WIFE, RUBY B. CHAPEL, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that (~~he/she~~/they) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 17TH day of DECEMBER, 1993.

Denise C. Allis
notary public

DENISE C. ALLIS NOTARY PUBLIC STATE OF TENNESSEE

My commission expires: 5-11-96

EXHIBIT 'A'

TRACT NO. 1: Being part of the land conveyed to J.M. Hunter by Margaret Madden, as follows: BEGINNING at the northwest corner of the original tract; running thence south 89 degrees east 515 feet to a beech tree; thence south 7-1/2 degrees east 1104 feet to a stake on the west margin of a 16-foot road; thence with the west margin of said road as follows; south 54-1/2 degrees west 107 feet to a beech sapling, south 33 degrees west 243 feet to a shumach sapling, south 26 degrees west 163 feet to a stake, south 16-1/2 degrees west 284 feet to an ironwood tree, south 21-1/2 degrees west 228 feet to an ironwood with elm pointer, south 36-1/2 degrees west 201 feet to a walnut tree, south 57 degrees west 163 feet to a stake, the extreme south corner of the tract herein described; thence with the north margin of another road, north 28-1/2 degrees west 224 feet to a stake 5 feet south of a large beech tree, north 51-1/2 degrees 89 feet to a stake in the west line of the original tract; thence with said line north 7 degrees east 2451 feet to the beginning, containing 36 acres, be the same more or less.

TRACT NO. 2: BEGINNING at a stake on the east margin of the 16-foot road mentioned ion the description of Tract No. 1 said stake is located south 64-1/2 degrees east 16 feet from a point, south 57 degrees west 95 feet on the 12th course in the description of the above Tract No. 1; running thence south 64-1/2 degrees east 148 feet to a stake with beech and persimmon pointers; thence south 25-1/2 degrees west 210 feet to a stake, north 64-1/2 degrees west 220 feet to a hedge fence; thence with said hedge fence, north 61-1/2 degrees east 62 feet, north 31-1/2 degrees east 78 feet, north 61-1/2 degrees east 52 feet; thence leaving said fence, north 22 degrees east 42 feet to the beginning, containing 0.84 acres.

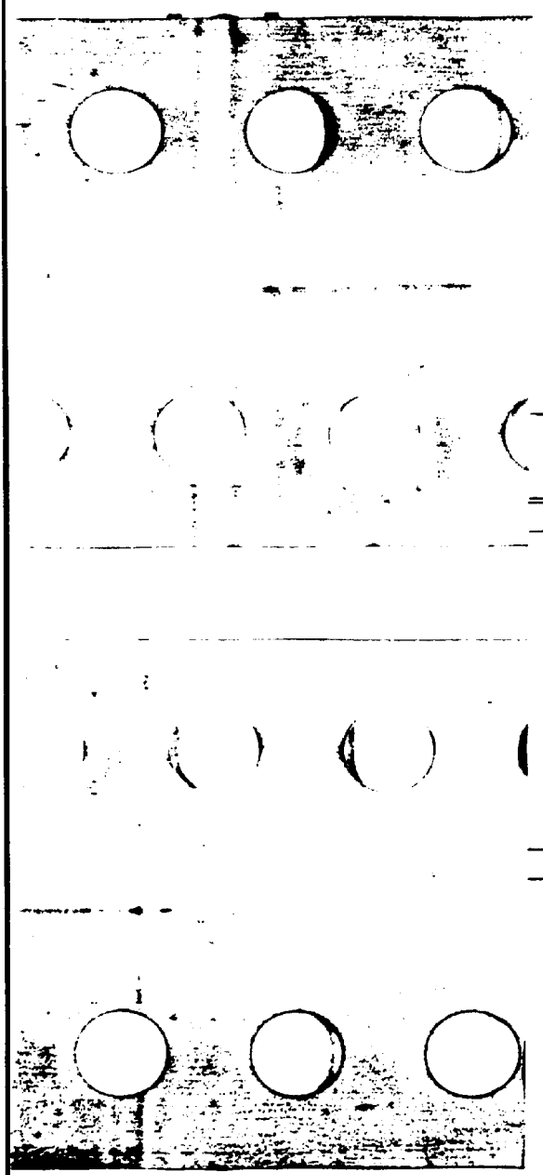
Being the same property conveyed to Chester Arden Chapel and wife, Ruby B. Chapel, by Installment Deed from Mrs. Erma Hunter, Mildred Smith, Esther Felts, Ruth Macuch, S.M. Hunter, Jr., and Fred W. Hunter, as the children and heirs at law of S.M. Hunter, deceased, of record in Book 2700, page 339, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1994 and all future years.

2. Unrecorded easements for roads and utilities, if any.

3. Easement for ingress and egress regarding a 16-foot road and right to use the water from what is known as the "Spout-Spring" as noted in Deed Book 2700, page 340, said Register's Office.



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

RECEIVED OF _____

FOR _____

BOOK 9205 PAGE 315

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 75000.00 |
| | | | | CON TX 277.50 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 12.00 |
| | | | | TOTAL 290.50 |
| | | | | CHECK 290.50 |
| 12/30/93 | 01 | | | 14:47 0001 0331 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02526 IDENTIF. & REFERENCE

93 DEC 30 PM 2:46

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 740262