Mail

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

WARRANTY DEED

BOOK 9520 PG 595

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Charles E. Foster, et ux 3905 Banbury Dr. Nashville, Tn. 37207	Same as New Owner	Map 23 Parcel 127 Field Book 10D 15063

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JOE D. ADAMS and ROBERT GALBREATH, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto CHARLES E. FOSTER and wife, LINDA B. FOSTER, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the old 22nd Civil District of Davidson County, Tennessee, now the 10th Civil District of Davidson County, Tennessee, and being a part of a 46-acre tract, more or less, as recorded in Book 5086, page 329, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey by John R. Bates, Surveyor, May 13, 1977, as follows:

BEGINNING at an iron pin on the westerly side of Crocker Springs Road, the same being a common corner with Tract 4; thence S 78° 10' W 1462.0 feet to an iron pin; thence N 32° 15' W 825.0 feet to a stake; thence N 61° W 148.5 feet to a stake in a hickory tree and common corner with Tract 2; thence with the line between Tracts 2 and 3, N 77° 15' E 1628.0 feet to a steel post in the margin of Crocker Springs Road; thence S 16° 30 E 39.5 feet to an iron pin; thence S 5° 30' E 100.0 feet to an iron pin; thence S 1° W 88.5 feet to the point of beginning, and containing 6.8 acres, more or less, being known as Tract 3.

BEING the same property conveyed to Joe D. Adams and Robert Galbreath by deed from Randall E. Woodard and wife, Beverly J. Woodard, of record in Book 7392, page 127, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

This is unimproved property in Davidson County, Tennessee. 4010 11/15 0101 03CHECK 108.90

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

And WE, the GRANTORS, do covenant with the said GRANTEES, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1994, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

2. Subject to Restrictive Covenants of record in Book 5237, page 88, said Register's Office.

08961
IDENTIF. ↑ REFERENCE

94 NOV 15 AM 9:58
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Joinder of Spouse: NANCY ADAMS, wife of JOE D. ADAMS, and MARY E. GALBREATH, wife of ROBERT GALBREATH, join in this conveyance to convey any and all right, title or interest which they may have in and to the real property described herein, marital or otherwise.

WITNESS our hands on this the 14th day of November, 1994.

"GRANTORS"

JOE D. ADAMS

ROBERT GALBREATH

NANCY ADAMS

MARY E. GALBREATH

"GRANTEES"

CHARLES E. FOSTER

LINDA B. FOSTER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOE D. ADAMS and wife, NANCY ADAMS, and ROBERT GALBREATH and wife, MARY E. GALBREATH, and CHARLES E. FOSTER and wife, LINDA B. FOSTER, 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, at office, this the 14th day of November, 1994.

NOTARY PUBLIC

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $27,000.00.

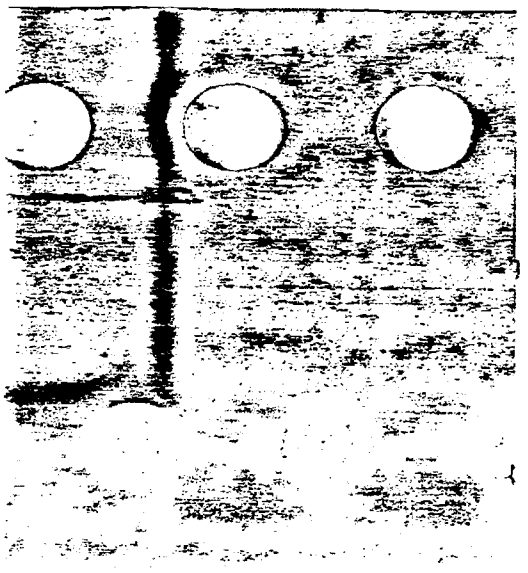
Affiant

Sworn to and subscribed before me, this the 14th day of November, 1994.

NOTARY PUBLIC

My Commission Expires: 12/6/97





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9520 PG 597

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 27000.00
CON TX 99.90
PRFEE 1.00
WDEED 8.00
TOTAL 108.90
CHECK 108.90

11/15/94 01 09:58 0001 4010

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08961
IDENTIF. & REFERENCE

94 NOV 15 AM 9:58

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 854088