0201173

Bk 338
#2256

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED
SUNTRUST CENTER
424 CHURCH STREET, SUITE 1750
NASHVILLE, TN 37219

96 JUL -8 PM 2:49

MAP&PARCEL:
150-2-182
150-2-183

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 10113 PG 831

The actual consideration or value, whichever is greater, for this transfer is $148,000.00.

Affiant

Subscribed and sworn to before me this the 28th day of June, 1996.

My Commission Expires: 5/28/2000

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE SUSAN CALVERT-HOSENBERGER

ADDRESS NEW OWNER(S) AS FOLLOWS:
PHILLIP&MELANIE MCCARTY
(Name)
21 Vaughns Gap Road, Unit C-33
(Street Address)
Nashville, TN 37205

SEND TAX BILLS TO:
SAME
(Street Address)

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee(s)", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **HENRY W. FOSTER, JR. and wife, ST. CLAIR A. FOSTER**, hereinafter called the "Grantor(s)", have bargained and sold, and by these presents do transfer and convey unto **PHILLIP D. MCCARTY and wife, MELANIE S. MCCARTY and MATTHEW B. MCCARTY and wife, ZOE M. MCCARTY**, hereinafter called the "Grantee(s)", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots Nos. 60 and 61, on the Plan of Harbor Gate, Section One, as shown on plat of record in Plat Book 5200, page 712, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Henry W. Foster, Jr. of record in Book 6386, page 725, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1017,1019,1021&1023 Wesleyville Street, Nashville, TN 37217

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee(s)", their heirs and assigns forever; and "Grantor(s)" do covenant with the said "Grantee(s)" 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 unless otherwise herein set out; and "Grantor(s)" do further covenant and bind themselves, their heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee(s)", their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor(s)" have caused their names to be affixed hereto on this 28th day of June, 1996.

HENRY W. FOSTER, JR.

ST. CLAIR A. FOSTER

STATE OF TENNESSEE)
DAVIDSON COUNTY)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named HENRY W. FOSTER, JR. and ST. CLAIR A. FOSTER, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of June, 1996.

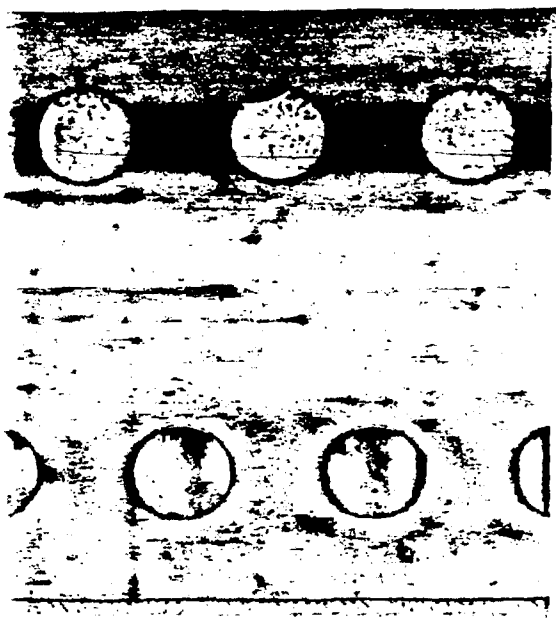
Notary Public

My Commission Expires:

2mccarty.wd

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
SUSAN CALVERT-ROSENBERGER

$56.50 0002 JEACHEN 7070 07/29/96 1574



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

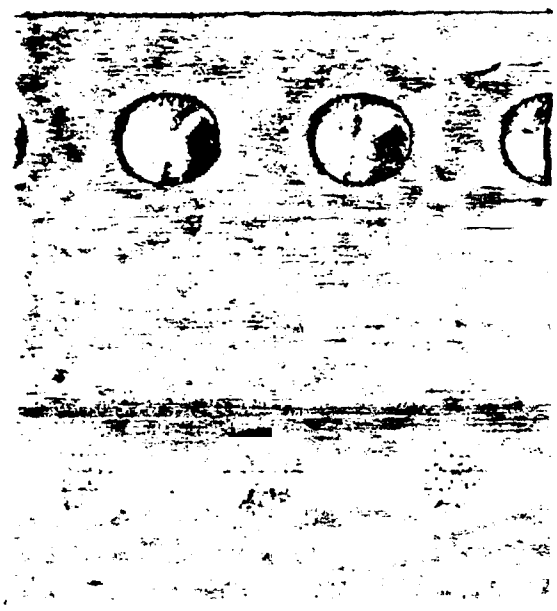
RECEIVED OF _____

FOR _____

BOOK 10113 PG 833

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 148000.00
DON TX 547.60
PRFEE 1.00
MTEED 8.00
TOTAL 556.60
CHECK 556.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 2573

0201173
IDENTIF. ↑ REFERENCE

95 JUL -3 PM 2:50
REGISTER
DAV. CO. TN.

No. 1060290