Beaty Title Box 48-B
file #980718

BOOK 11028 PAGE 15 Box 48B

THIS INSTRUMENT PREPARED BY:
G. Philip Anderson, Attorney
100 Winners Circle
Suite 150
Brentwood, Tennessee 37027
615/377-9370

WARRANTY DEED

From: J P PROPERTIES, a Tennessee General Partnership

To: MELBA FOSTER

Address New Owner:	Send Tax Bills To	Map/Parcel Nos.
Melba Foster 180 Radnor Street Nashville, TN 37211	FT Mortgagie P.O. Box 146 Memphis TN 38101	119-4 251

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is Eighty thousand Dollars and 00/100 ($80,0000.00).

Melba D. Foster
Affiant

SUBSCRIBED AND SWORN TO before me, this the 17 day of July, 1998.

SHARI A. THOMPSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Shari A. Thompson
Notary Public

My Commission Expires:
1-27-2001

6023 07/21 0101 03CHECK 307.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) and other good and valuable consideration, **J P PROPERTIES,** a Tennessee general partnership, as Grantor has bargained and sold, and by these presents does transfer and convey unto the said **MELBA FOSTER,** an unmarried woman, her successors, heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Tract No. 3 of a survey and re-subdivision of Lot "B", Plan of William Lee Subdivision of the Roth Property, as of record in Book 1130, page 67, Register's Office for said County, more particularly described according to an unrecorded survey made thereof by William Collier Parrish, Associates, Civil Engineers, on November 13, 1957, as follows:

TRACT No. 3 fronts 75 feet on the north side of East Radnor Avenue, as now located, and runs back between lines, 182.3 feet on the west line and 183.7 feet on the east line, to a dead line in the rear, measuring 75 feet thereon.

THIS conveyance is subject to all matters shown on plat of record in Book 1130, page 67, RODC, Tennessee, Agreement for Dedication of Easement for Sanitary Sewers of record in Book 4197, page 388, RODC, Tennessee, and to taxes for 1998.

Being all the same property conveyed to J P Properties, a Tennessee general partnership, by deed from Charles D. Edens, Administrator of the Estate of Pauline D. Womack, and Van A. Davis, III, and Charles D. Edens, sole surviving heirs of Pauline D. Womack of record in Book 10846, page 580, RODC.

This is improved property, known as 180 East Radnor Street, Nashville, Tennessee.

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, her successors, heirs and assigns forever. And Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set out above. And Grantor does further covenant and bind itself, its heirs and representatives to warrant and forever defend the title to the said land to the said Grantee, her successors, heirs and assigns against the lawful claims of all persons, whomsoever.

WITNESS our hands this 17 day of JULY, 1998.

0464779
IDENTIF. ↑ REFERENCE

98 JUL 21 AM 9:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

J P PROPERTIES, a Tennessee General Partnership

By: G. Philip Anderson
G. Philip Anderson, Partner

By: Jon P. Anderson
Jon P. Anderson, Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before the undersigned, a Notary Public in and for said County and State, the within named **G. PHILIP ANDERSON, and JON P. ANDERSON,** Partners, J P Properties, a Tennessee general partnership, 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 at Brentwood, Tennessee, this 17 day of JULY, 1998.

Sally Elpers
Notary Public

SALLY ELPERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5-28-2000

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11028 PAGE 17

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	80000.00
CON TX	296.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	307.00
CHECK	307.00

07/21/98 01 09:42 0001 6023

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0464779

IDENTIF. ↑ REFERENCE

98 JUL 21 AM 9:39

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

No. 1321693