99 JUN -7 AM 10:27

REGISTER
DAVIDSON COUNTY, TN.

UC96254

RECORDING REFERENCE

THIS INSTRUMENT PREPARED BY:
Eva M. Lemeh
Lemeh & Associates
2123 Belcourt Avenue
Suite 104
Nashville, TN 37212

mail

# WARRANTY DEED

ADDRESS OF NEW OWNER(S): SEND TAX BILL TO: MAP & PARCEL NO.

**A.Y. Foster**
**Mackie E. Foster**
**496 Rural Hill Road** ***Same*** **150-01-031**
**Nashville, Tennessee 37217**

BOOK 11514 PG. 534

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value whichever is greater, for this transfer is $ 90,800.00 06/07 0101 03CHECK 346.96

A.Y. Foster
Affiant

Subscribed to and sworn before me this 4th day of June, 1999.

Notary Public

My Commission Expires: March 25, 2000

NOTARY PUBLIC AT LARGE

FOR AND IN CONSIDERATION of the sum of Ninety Thousand Eight Hundred Dollars ($90,800.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, PAULA M. FARMER, the Grantor herein, has this day bargained and sold, and does hereby transfer and convey unto A. Y. FOSTER and MACKIE E. FOSTER, the Grantees herein, their heirs, legal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 163 on the Plan of Edge-O-Lake, according to plat and survey appearing of record in Plat Book 3600, page 42, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to PAULA M. FARMER by deed from HENRY G. CISNEROS, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON, D.C. of record in Book 9667, page 179, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed from LARRY E. FARMER of record in Book 10510, page 587, said Register's Office.

This is improved real property known as 496 Rural Hill Road, Nashville, TN 37217.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belongs, to the Grantees, their heirs, legal representatives, successors and assigns forever. The Grantor covenants with the said Grantees that she is lawfully seized and possessed of said real estate in fee simple, has good right to convey it, and that the same is subject to such limitations, restrictions and encumbrances as may affect the premises.

The Grantor further covenants and binds herself, her heirs, representatives, successors and assigns, to warrant and forever defend the title to said real estate to said Grantees, their heirs, legal representatives, successors and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all gender.

Witness my hand this 4th day of June, 1999.

Paula M Farmer
**PAULA M. FARMER**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAULA M. FARMER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Davidson County, Tennessee, this 4th day of June, 1999.

Notary Public

My Commission Expires: March 25, 2002

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

| | | | | | |
|---|---|---|---|---|---|
| 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 | CFEE | - COMPUTER FEE | PRFEE | - PROBATE FEE |

BOOK 11514 PG 535

0596254

INSTR # : REFERENCE

99 JUN -7 AM 10:27

REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 90800.00 |
| CON TX | 335.96 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 346.96 |
| CHECK | 346.96 |

06/07/99 01 10:30 0001 5884

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1470379