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Instr:200004060034775 Page: 1 OF 2
REC'D FOR REC 04/06/2000 11:08:08AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $355.02

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 95,950.00

Bradley D. Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF March 2000

Notary Public

MY COMMISSION EXPIRES: 4/23/02
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Bradley D. Williams (NAME) | NEW SOUTH FEDERAL SAVINGS BANK (NAME) | MAP 105-13 |
| 859 Bradford Avenue (ADDRESS) | 1900 Crestwood Boulevard (ADDRESS) | PARCEL 409 |
| Nashville, TN 37204 (CITY) (STATE) (ZIP) | Birmingham, Alabama 35283-0180 (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Estate of Reita W. Foster, Deceased, By Darlene Michelle Foster, Executrix

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bradley D. Williams and Brian A. Courtney, both unmarried persons

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being part of Lot No. 1 on the Map of Joseph Knowles Subdivision of Block "D" of the C. D. Elliott Property, as of record in Book 332, page 48, Register's Office for Davidson County, Tennessee, described according to a survey made by James A. Hamilton, Jr. Surveyor, March 5, 1952, as follows:

BEGINNING at the southeast corner of Bradford Avenue and 9th Avenue South or Kirkman Avenue; thence with the southerly margin of Bradford Avenue, eastwardly 55 feet to the corner of Lots Nos. 1 and 2; thence with the line between said two lots, southwardly 160 feet to a point 50 feet north of the northerly margin of an alley; thence at right angles, westwardly 23 feet; thence at right angles northwardly 15 feet; thence at right angles, westwardly 76.9 feet to the easterly margin of 9th Avenue South or Kirkman Avenue; thence with said Avenue, northwardly 151.4 feet to the beginning.

Being the same property conveyed to Houston E. Foster, and wife, Reita W. Foster, by deed from James E. Abernathy and wife, Vivian W. Abernathy, of record in Book 4518, Page 886, Register's Office for Davidson County, Tennessee. The said Houston E. Foster having predeceased Reita W. Foster. Reita W. Foster having since died, and pursuant to her Last Will and Testament of record in Will Book 234, Page 95, Probate Court for Davidson County, Tennessee, said property was devised to her daughter, Darlene Michelle Foster.

**Reita W. Foster being one and the same person as Reita Ann Foster.**

unimproved ( )
This is improved ( X ) property, known as 859 Bradford Avenue, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 the same is unencumbered, unless otherwise herein set out; and we 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 31st day of March 2000

Estate of Reita W. Foster, Dec.
By:
Darlene Michelle Foster, Executrix
Darlene Michelle Foster
Executrix

Darlene Michelle Foster, Individually
Individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DARLENE MICHELLE FOSTER

the 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 Goodlettsville, Tennessee, Tennessee, this 31st day of March, 2000.

Commission expires 3/23/02

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Darlene Michelle Foster and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Executrix and _____ respectively of the Estate of Reita W. Foster, Dec. the within named bargainor, and corporation, and that he as such Executrix and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Darlene Michelle Foster as such Executrix, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville, TN on this the 31st day of March, 2000.

My commission expires 3/23/02

Notary Public