WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME:	(NAME:	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Twenty One Thousand Eight Hundred Fifty and no/100 --
($21,850.00) *DOLLARS*

of which $7,273.88 has been paid in cash by James F. Austin and wife, Janice C. Austin, the receipt of which is hereby acknowledged, and for the remainder the said James F. Austin and wife, Janice C. Austin have assumed and agreed to pay the unpaid balance of $14,576.12 of an original indebtedness of $15,000.00 secured by deed of trust of record in book 3593, page 587, Register's Office for Davidson County, Tennessee,

We, Raymond J. Kaiser and wife, Carol L. Kaiser,

have bargained and sold, and by these presents do transfer and convey unto the said James F. Austin and wife, Janice C. Austin, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 109 on the Plan of Caldwell Country Estates, Section 2, of record in book 2663, page 128, Register's Office for said County, and amended by instrument of record in book 3096, page 10, said Register's Office.
Said lot No. 109 fronts 175 feet on the south side of Timberdale Court and runs back 282 feet on the west line and 243.2 feet on the east line to a dead line in the rear on which it measures 134.69 feet.
Being the same real property conveyed to Raymond J. Kaiser and wife, Carol L. Kaiser, by deed from Cumberland Valley Builders, Inc., of record in book 3572, page 603, said Register's Office.

This conveyance is made subject to 10-foot easement for public utilities, 100-foot building setback line from Timberdale Court, and conditions of owners certificate, as shown on plan of record in book 2663, page 128, Register's Office for said County; and to restrictive covenants contained in an instrument of record in book 1788, page 108, and in instrument of record in book 2907, page 93, as amended in book 2921, page 87, said Register's Office.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James F. Austin and wife, Janice C. Austin, their ..... *heirs and assigns, forever.*

And we *do covenant with the said* James F. Austin and wife, Janice C. Austin, *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.*, except taxes for 1964 which are prorated and assumed by the grantees, and by deed of trust as above 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* James F. Austin and wife, Janice C. Austin, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 1st *day of* July, *19* 64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Raymond J. Kaiser

Coral L. Kaiser

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [signature], a Notary Public in and for said County and State, the within named Raymond J. Kaiser and wife, Carol L. Kaiser,

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10 day of July, 19 64.

[signature], Notary Public.

Commission Expires July 22 1967

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

WARRANTY DEED

FROM Raymond J. Kaiser et ux.

TO James F. Austin et ux.

41563

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 14 9 21 AM '64

NOTED: BOOK 109 PAGE 497
RECORDING FEE $ 2.00
DEP. REG. ---

Compliments of
Guaranty
NASHV

STATE TAX $ 32.75
PROBATE 50
TOTAL $ 33.25

JUL 1 4 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID JUL 14 1964

$1850.00

$2-17920