WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of SEVEN THOUSAND ONE HUNDRED THREE AND 15/100 ($7,103.15) DOLLARS, of which sum, $300.00 has been paid in cash to James L. Reed and wife, Doris L. Reed, by James Thaxton Austin and wife, Peggy Tune Austin, the receipt of all of which is hereby acknowledged, and for the remainder said grantees are assuming the balance owing on a mortgage at First Federal Savings and Loan Association, dated August 1, 1958, in the principal sum of $6,803.15,

we, James L. Reed and wife, Doris L. Reed, have bargained and sold, and by these presents do transfer and convey unto the said James Thaxton Austin and wife, Peggy Tune Austin, their 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 Lot No. 42 on Block "B" on the Revised Plan of Myatt-Eagan Subdivision of Lot No. 8 and the West part of Lot No. 9 of Anderson Estates, as of record in Book 1424, page 107, Register's Office for said County.

Said Lot No. 42 fronts 50 feet on the west side of Eagan Circle and runs back between lines, 193.5 feet on the north line and 199.7 feet on the south line, to a dead line in the rear on which it measures 50.39 feet.

Being the same property conveyed to James L. Reed and wife, Doris L. Reed, by deed from Morris Kornman and wife, Rachel Kornman, as of record in Book 2795, page 121, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements, and set-back lines that are applicable to the above described property.

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 Thaxton Austin and wife, Peggy Tune Austin, their heirs and assigns, forever.

And we, the said grantors do covenant with the said James Thaxton Austin and wife, Peggy Tune 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 the mortgage above referred to.

And we, the said James L. Reed and wife, Doris L. Reed, 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 Thaxton Austin and wife, Peggy Tune Austin, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 24th day of March, 1961

James L. Reed

Doris L. Reed

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, J. M. Greissin, a Notary Public in and for said County and State, the within named James L. Reed and wife, Doris L. Reed

the bargainor, 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 20 day of March 1961

Commission expires 2-11-63

J. M. Greissin
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

JAMES L. REED AND WIFE,

DORIS L. REED

TO

JAMES TAXTON AUSTIN AND

WIFE, PEGGY TUNE AUSTIN

86895

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUN 29 2 49 PM '65

NOTE BOOK 111 PAGE 857
RECORDING FEE $ 2.00
DEP. REG. _____

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE TAX $ 10.65
PROBATE .50
TOTAL $ 11.15

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