Mail tax statement to: owner James S. Austin Jr. & Merrill Austin
2301 Crozier St. Nashville Tennessee 37211

THIS INSTRUMENT PREPARED BY
McWILLIAMS & BERRY, ATTORNEYS AT LAW, 310 PUBLIC SQUARE, FRANKLIN, TENNESSEE

Map 168 BOOK 4077 PAGE 662
Par 90 MP
QD

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, Pauline King Austin, have bargained and sold and have this day transferred and conveyed unto James S. Austin and wife, Merrill C. Austin, the following described tract or parcel of land located in the 35th (formerly the 9th) Civil District of Davidson County, Tennessee and more particularly described as follows:

> Beginning at a stake in west boundary line of a 25-3/4 acre tract of land sold by Dr. J. N. Smith to me and in Stoner and Breedloves line 40-7/8 poles southwardly of said Hicks northwest corner of said tract, near east edge of the lane or road; thence with a division line between this tract herein conveyed and J. D. Hicks, lands north 77° east 6-4/5 poles to a planted stone at a gate post 1 pole east of a branch said Hicks corner, thence with his line south 13° east 23-3/5 poles to a stake on east hillside his corner with black walnut pointer, 12 feet southeast of said corner; thence with said J. D. Hicks, line 77° west 6-4/5 poles to a stake in said lane or road and in said Stoners and Breedloves line about 6 feet north of a persimmon tree marked as a pointer, said J. D. Hicks corner; thence with said lane or road and with said Stoner and Breedloves line and with line of said 25-3/4 acre tract north 13° 23-3/5 poles to the beginning containing one acre, more or less.
>
> And being the same property conveyed to J. D. Hicks by deed of Dr. J. N. Smith in Deed Book 466, page 63, in the Register's Office of Davidson County, Tennessee, the said J. D. Hicks having died intestate and leaving as his only heirs at law Lula Hicks Inman, Mable Hicks Wilhoite and Anna Hicks King. The said Lula Hicks Inman and Mable Hicks Wilhoite having quitclaimed all their right, title and interest in said property to the said Anna Hicks King by deed appearing of record in Deed Book 1581, page 133, RODC, Tennessee, the said Anna Hicks King having died intestate and leaving as her only surviving heir at law the undersigned Pauline King Austin.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said James S. Austin and wife, Merrill C. Austin, their heirs and assigns, forever.

And I do covenant with the said James S. Austin and wife, Merrill C. Austin, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and that same is unencumbered except for taxes for the year 1964 and 1965 which are assumed and will be paid by grantees.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said James S. Austin and wife, Merrill C. Austin, their heirs and assigns, against the lawful claims of all persons whomsoever.

And I, the undersigned James S. Austin Sr., do hereby join in the execution of this deed for the purpose of conveying all my right, title and interest in said land by virtue of my marriage to the said Pauline King Austin or otherwise.

Witness our hands this the 17 day of Dec, 1965.

Pauline King Austin

James S. Austin Sr.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, J B Trimmier, a Notary Public in and for said County and State, the within named Pauline King Austin and husband, James S. Austin Sr., the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17 day of Dec, 1965.

J B Trimmier
Notary Public

My commission expires:

Feb 16 1966

BOOK 4077 PAGE 664

DEED

PAULINE KING AUSTIN, ET VIR.

TO

JAMES S. AUSTIN, ET UX.

51177

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

Nov 15 12 55 PM '66

NOTED: BOOK 115 PAGE 333
RECORDING FEE # 2.00
DEP. REG. m

DOCUMENTARY
55 CENTS 55

McWILLIAMS & BERRY
LAW OFFICES
PUBLIC SQUARE
FRANKLIN, TENNESSEE

NO STATE TAX DUE
FEB 28 1966
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY TENN.

STATE TAX $ .45
PROBATE .50
TOTAL $ .95

FEB 25 1966

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

PAID FEB 28 1966