THIS INSTRUMENT PREPARED BY EDWARD W. LEE, JR., 304 SECOND AVENUE NORTH, NASHVILLE, TENNESSEE

BOOK 4132 PAGE 390

WARRANTY DEED — ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayne V. Herndon (NAME)	United Mortgagee Servicing Corporation (NAME)	
2109 Creighton Avenue (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Map 83-3
Nashville 37206, Tennessee (CITY) (P. O. ZONE) (STATE)	Virginia Beach, Virginia 23451 (CITY) (ZONE) (STATE)	Par. 127

For and in Consideration of the sum of Ten and No/100---($10.00)---------- DOLLARS

and other good and valuable consideration cash in hand paid by Wayne V. Herndon and wife Shirley M. Herndon, receipt of all of which is hereby acknowledged, and in further consideration of the said Wayne V. Herndon and wife, Shirley M. Herndon, assuming and agreeing to pay the balance due on a debt more particularly described in a deed of trust executed by Brady Austin and wife, Era M. Austin, to James A. Green, Trustee, of record in Book 3946, page 780, Register's Office for Davidson County, Tennessee, to secure to United Mortgagee Servicing Corporation, the payment of one note dated October 8, 1965, in the original principal amount of $9,700.00, to which reference is here made.

We, Brady Austin and wife, Era M. Austin have bargained and sold, and by these presents do transfer and convey unto the said Wayne V. Herndon and wife, Shirley M. Herndon their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the west 25.2 feet of Lot No. 20 and the east 24.7 feet of Lot No. 23, together with parts of the alleys and court lying south of said lots on the Plan of Mrs. Minnie E. Martin's Subdivision, of record in Book 547 page 137, Register's Office for said County, more particularly described as follows:

Beginning on the southerly margin of Creighton Avenue at a point 249.8 feet from the westerly margin of Riverside Drive or Boulevard, said point being the northwest corner of the property conveyed to James F. Scalf and wife, Eloise, by deed from M. P. Estes and wife, of record in Book 790, page 338, said Register's Office; thence with the southerly margin of said Avenue, westwardly 49.9 feet to a point 31.8 feet east of the corner of Lots 23 and 25; thence southwardly and parallel with the line between said Lots 23 and 25, 204 feet to the northerly line of Lot 22 on said plan; thence with the northerly line of Lots 22 and 21, eastwardly 49.9 feet to the southwest corner of the Scalf lot; thence with the westerly line of same, northwardly 204 feet to the beginning.

Being the same property conveyed to Brady Austin and wife, Era M. Austin, by deed from Ross H. Calvert, Sr., and wife, Rhoda B. Calvert, of record in Book 3946, page 779, Register's Office for Davidson County, Tennessee.

This is (unimproved ( ) improved (X)) property, known as 2109 Creighton Avenue, Nashville, Tennessee 37206
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Wayne V. Herndon and wife, Shirley M. Herndon their heirs and assigns, forever.

And we do covenant with the said Wayne V. Herndon and wife, Shirley M. Herndon 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 as hereinabove set out.

And we, Brady Austin and wife, Era M. Austin do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said Wayne V. Herndon and wife, Shirley M. Herndon heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 16th day of May, 1967.

Brady Austin

Era M. Austin

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Hubert G. Peeler, a Notary Public in and for said County and State, the within named Brady Austin and wife, Era M. Austin

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 16th day of May, 1967.

Hubert G. Peeler, Notary Public

Commission Expires May 5, 1971

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
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

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STATE TAX $ 1620
PROBATE 50
TOTAL $ 1670

MAY 17 1967

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID MAY 17 1967

72055

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 17 11 39 AM '67

NOTED: BOOK 116 PAGE 432
RECORDING FEE $ 2.00
DEP. REG. 22

WARRANTY DEED

FROM Brady Austin, et ux

TO Wayne Y. Herndon, et ux

FILE: Nashville Mortgage & Realty Co.

COMPANY, INC.
NASHVILLE, TENN.