WARRANTY DEED

BOOK 4210 PAGE 758

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Byron T. Bach (NAME:)	Security Fed. Sav.& Loan (NAME:)	8D-70195
6239 Bresslyn Road (STREET ADDRESS OR ROUTE NUMBER)	500 Union Street (STREET ADDRESS)	Map 115-15
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 21

For and in Consideration of the sum of TEN & NO/100 ---------- *DOLLARS*

cash in hand paid by Byron T. Bach and wife, Martha C. Bach, and other good and valuable consideration, the receipt of all of which is hereby acknowledged;

We, John W. Austin, Jr. and wife, Fern M. Austin

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $33500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Byron T. Bach
Affiant

Subscribed and sworn to before me this the 8 day of July 1968

NOTARY PUBLIC

have bargained and sold, and by these presents do transfer and convey unto the said Byron T. Bach and wife, Martha C. Bach 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. 124 on the Plan of West Meade Farms, Inc., Section "F" as of record in Book 1835, page 71, Register's Office for said County, described as follows:

Beginning at a point on the southerly margin of Bresslyn Road, the common corner of Lots 124 and 125; thence with the line between said lots, southerly 159.9 feet to a corner of lot 123; thence with the line between lots 123 and 124, southwesterly 156.4 feet to the northeasterly margin of Brook Hollow Road; thence with the margin of said Road, northwesterly 199.7 feet to the beginning of a curve; thence along said curve, northwardly 39.3 feet to a point in the southerly margin of Bresslyn Road; thence with the margin of said Road, eastwardly, along a slight curve, 163.2 feet to a point, and continuing with the margin of said Road, eastwardly 82.2 feet to the beginning.

Being the same real property conveyed to John W. Austin, Jr. and wife, Fern M. Austin, by deed from West Meade Farms, Inc., of record in Book 2095, page 53, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
Easement, setback line and conditions of owners certificate shown on plan of record in Book 1835, page 71, R.O.D.C.Tennessee; and
Restrictive covenants recorded in Book 2011, page 239, R.O.D.C. Tennessee.

This deed prepared by:
Goodpasture, Carpenter, Woods & Courtney
American Trust Bldg.
Nashville, Tennessee

This is unimproved ( ) improved (X) property, known as 6239 Bresslyn Road (House Number) (Street) Nashville, Tennessee 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 Byron T. Bach and wife, Martha C. Bach *their heirs and assigns, forever.*

And we *do covenant with the said* Byron T. Bach and wife, Martha C. Bach *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 1968

And we, John W. Austin, Jr. and wife, Fern M. Austin *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Byron T. Bach and wife, Martha C. Bach, *their heirs and assigns against the lawful claims of all persons whomsoever. Witness* our hands *this* 8 *day of* February, *19* 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John W. Austin, Jr.

Fern M. Austin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [signature] *, a Notary Public in and for said County and State, the within named* John W. Austin, Jr. and wife, Fern M. Austin

the bargainor s, 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 day of* February *, 19* 68

[signature] *, Notary Public.*

Commission Expires Aug 1 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
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 .....

STATE TAX $ 87.10
PROBATE .50
TOTAL $ 87.60

FEB 9 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

John W. Austin, Jr. Et Ux

TO

Byron T. Bach, et ux

05329

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 9 2 41 PM '68

NOTED: BOOK 118 PAGE 245
RECORDING FEE $ 6.00
DEP. REG. B

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE