TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:
Mr. & Mrs. Rankin A. Austin (NAME)
1906 Beechwood Avenue (STREET ADDRESS OR ROUTE NUMBER)
Nashville, Tenn. 37212 (CITY) (P. O. ZONE) (STATE)

SEND TAX BILLS TO:
same as new owners (NAME)
(STREET ADDRESS)
(CITY) (ZONE) (STATE)

MAP-PARCEL NUMBERS:
Map 104-16
Par. 178

BOOK 4258 PAGE 530

For and in consideration of the sum of ONE DOLLAR ($1.00) cash in hand paid, and the love and affection I hold for my son and his wife, [redacted]

RANKIN A. AUSTIN and wife, VERA B. AUSTIN,

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

MATTIE MAY AUSTIN, a widow,

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: BEING the easterly 55 feet of lot No. 217 on the map of the Belmont Land Company's Subdivision of Belmont Heights, as of record in Book No. 421, page 34, in the Register's Office for said County.

SAID easterly 55 feet of lot No. 217 fronts 55 feet on the northerly side of Beechwood Avenue, and runs back between lines 185.1 feet on its easterly line and 183.9 feet, more or less, on its westerly line to an alley and shows 55 feet on said alley.

BEING the same property conveyed to Robert Scott Austin and wife, Mattie May Austin, by deed from Clara Sue Gee White and Nellie Gee Erwin, as of record in Book1324, page 65, said Register's Office; the said Robert Scott Austin having since died.

THIS CONVEYANCE is subject to restrictions, easements and set-back lines of record, and to taxes for 1968, which have been assumed by the GRANTEES.

This is (unimproved) (X) improved property, known as 1906 Beechwood Avenue, (House Number) (Street) Nashville 37212 (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 GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seised and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, unless otherwise herein 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 GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 7 day of August 1968

Mattie May Austin

This instrument prepared by
PHENSON, LACKEY, HOLMAN & ARCHER
First Federal Building
Nashville, Tennessee 37219

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, James F. Hagen Jr., a Notary Public in and for said County and State, the within named Mattie May Austin, a widow, the bargainors, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7 day of August, 1968

My Commission expires May 3, 1969 Notary Public — James F. Hagen Jr.

TENNESSEE TITLE COMPANY

Warranty Deed

From
MATTIE MAY AUSTIN

To
RANKIN A. AUSTIN and wife, VERA B. AUSTIN

REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
1004

File First Federal

BOOK 4258 PAGE 531

A 0 8 5 2 6

IDENTIF. REFERENCE

AUG 9 2 53 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG-9	CONV	10,000.00			
AUG-9	STAX		A*	26.00	
AUG-9	FEE		A*	.50	
AUG-9	MTGFD		A*	3.00	* 29.50

I hereby offer this instrument for record and do swear or affirm that to the best of my knowledge and belief the greater of the actual consideration for or value of the property interest herein transferred is $10,000.00

State of Tennessee)
County of Davidson)

Affiant

Sworn to and subscribed before me this 30 day of July, 1968

My commission expires: Apr. 21, 1970

Notary Public, in and for the aforesaid State and County.