This instrument was prepared by
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

ATC 161909

BOOK 4486 PAGE 56 REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
115-7-18	Mr/Mrs James M. Austin same as below	Noel-Palmer Mortgage Company Stahlman Building Nashville, Tennessee 37201
FIELD BOOK NUMBER(S) 8D-49420	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 713 Brookhollow Road	LOAN OR ACCOUNT NO. 58876 PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated February 23, 1965, in the original principal sum of $17,700.00, payable to Noel-Palmer Mortgage Company, Inc., in monthly installments of $97.88, including interest as set forth in said note, and being secured by a deed of trust executed by Murph T. Cathcart and wife, to J. G. Palmer, Trustee, as of record in Book 3864, page 270,

MURPH T. CATHCART and wife, GLADYS E. CATHCART

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES M. AUSTIN and wife, ESTHER E. AUSTIN

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 13 on the Plan of Brook Meade, Section 2, as of record in Book 2133, page 76.

BEGINNING at a point in the westerly margin of Brookhollow Road at the common corner of Lots Nos. 12 and 13; thence with the line between said lots, westerly 205 feet to a point; thence northerly 199 feet to the southerly margin of Georgetown Drive; thence with the margin of the same, easterly 180 feet to the beginning of a curve; thence around said curve, southeasterly 39.3 feet to the westerly margin of Brookhollow Road; thence with the margin of the same, southerly 174 feet to the point of beginning.

Being the same property conveyed to Murph T. Cathcart and wife, Gladys E. Cathcart, by deed from Max L. Strane and wife, Mary H. Strane, as of record in Book 3864, page 269.

This conveyance is made subject to restrictions of recordin Book 2204, page 349, as amended in Book 2881, page 323.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown above and 1971 taxes, which have been prorated and assumed by the Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 12th day of March, 1971.

Murph T. Cathcart

Gladys E. Cathcart

Murph T. Cathcart

Gladys E. Cathcart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named

Murph T. Cathcart and wife, Gladys E. Cathcart

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, the 12th day of March, 19 71.

Reau E. Folk Jr.
Notary Public

My commission expires: July 23, 1974.

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,898.51

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF March, 19 71

MY COMMISSION EXPIRES: July 23, 1974. (AFFIX SEAL)

Notary Public

WARRANTY DEED
REF: mas

FROM
MURPH T. CATHCART AND WIFE

TO
JAMES M. AUSTIN AND WIFE

B07616

IDENTIF. REFERENCE

MAR 15 T 29 PM '71

FEE $ WILLIAM H. REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public