BOOK 4500 PAGE 237

Form No. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

22,050.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF May 19 71

Notary Public Edward Seddon

MY COMMISSION EXPIRES: 11/26/73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219

NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter John Giammalvo (NAME)	Mortgage Associates, Inc. (NAME)	09D-24777
7238 Willow Creek Dr. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	142-11
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	120

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Tony G. Austin et ux Carolyn T. Austin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peter John Giammalvo et ux Rachel Giammalvo

HEREINAFTER CALLED THE GRANTEES, 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. 43 on the Plan of Westward Winds Subdivision of record in Book 3700, Page 32, Register's Office for Davidson County, Tennessee.

SAID Lot No. 43 fronts 79.11 feet on the westerly margin of Willow Creek Road and runs back 145 feet on the southerly margin in a westerly direction and 170.4 feet on the northerly margin measuring 88.9 feet in the rear.

THIS being the same property conveyed to Tony G. Austin et ux by deed from Hudson and Bowman Construction Company of record in Book 4176, Page 013, aforesaid register's office.

This is (X) unimproved / improved property, known as 7238 Willow Creek Drive, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 seized 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. Wherever 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 7th day of May, 19 71

Tony G. Austin

Tony G. Austin

Carolyn T. Austin

Carolyn T. Austin

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Edward Seddon, a Notary Public in and for said County and State, the within named Tony G. Austin et ux Carolyn T. 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 7th day of May 19 71

Commission expires 11/26/73

Edward Seddon
Notary Public

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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

WARRANTY DEED

FROM
TONY G. AUSTIN ET UX

TO
CAROLYN T. AUSTIN

PETER JOHN GIAMMALVO ET UX
RACHEL GIAMMALVO

R 1 4 0 7 5

IDENTIF. REFERENCE

MAY 10 9 33 AM '71

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

MAY 10 71	CONV	22,050.00			
MAY 10 71	S'TAX		A*	57.20	
MAY 10 71	PR'FEE		A*	.50	
MAY 10 71	W'DEED		A*	3.00	* 60.70

Edward Seddon
Attorney-at-Law
480 James Robertson Parkway
Nashville, Tennessee 37219

File Box 4/13