This Instrument prepared by: R.E. Brawner, Attorney, 100 N. Main Building, Memphis, Tenn.

Map. 156-2
Par. 13
PW

THIS INDENTURE, made and entered into this 12th day of April, 1971 by and between Allen E. Clippinger, Jr., and wife, Betty A. Clippinger, parties of the first part, and Tony G. Austin and wife, Carolyn Faye Austin, parties of the second part

WITNESSETH: That for the consideration hereinafter expressed the said parties of the first part have bargained and sold and do hereby bargain, sell, convey and confirm unto the said parties of the second part the following described real estate, situated and being in County of Davidson State of Tennessee

Lot 377 on the Plan of Harpeth Valley Park, Section III, of record in Book 4175, page 15, in the Register's Office of Davidson County, Tennessee, reference to which is hereby made for a more particular description.

Said lot 377 fronts 91.7 feet on the easterly side of Harpeth Bend Drive and extends back 192.4 feet on the northerly line and 194.3 feet on the southerly line, to a line in the rear which measures 80.7 feet.

Being the same property conveyed to the grantors herein by deed of record in Book 4302, page 586, in said Register's Office of Davidson County, Tennessee.

Escrow finds on deposit with Guaranty Mortgage Company and unearned insurance premium has been prorated and are hereby transferred to the grantee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said parties of the second part, their heirs and assigns in fee simple forever.

And the said parties of the first part do hereby covenant with the said parties of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, a part of which is the assumption of one certain trust deed dated January 9, 1969, and filed for record in the Register's Office for Davidson County, Tennessee, in Book 4302, page 588, and note of even date thereby secured in the original principal amount of $23,800.00, payable to Guaranty Mortgage Company of Nashville, which debt the grantees herein assume and agree to pay as part payment of the purchase price.

MAY 11 7[illegible]	CONV	29,900.00			
MAY 11 7[illegible]	S'TAX		A*	77.74	
MAY 11 7[illegible]	PR'FEE		A*	.50	
MAY 11 7[illegible]	W'DEED		A*	3.00	* 81.24

WITNESS the signature s of the said parties of the first part the day and year first above written.

Allen E. Clippinger Jr.

Betty A. Clippinger

Betty A. Clippinger

STATE OF ~~TENNESSEE~~ TEXAS
County of ~~Shelby~~ Jefferson

BOOK 4500 PAGE 967

On this 12th day of April, 19 71; before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Allen E. Clippinger, Jr. and wife, Betty A. Clippinger

to me known to be the person S described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

Jeffrson County, Texas Notary Public.

My commission expires 15th day of June, 19 71

Address of Property 745 Harpeth Bend Drive, Nashville, Tenn.

Mailing Address for Tax Notices Guaranty Mortgage Co., 311 7th Ave., North, Nashville, Tenn.

Compliments of

MLICO

Memphis Title Company

100 NORTH MAIN BUILDING • PHONE 525-4343
P. O. BOX 73 • MEMPHIS, TENNESSEE • 38103

WARRANTY DEED

ALLEN E. CLIPPINGER, JR. ET UX

TO

TONY G. AUSTIN ET UX

State Tax $

Clerk's Fee $

TOTAL $

Paid

Deputy County Court Clerk.

B 14370

IDENTIF. REFERENCE

MAY 11 2 36 PM '71

REGISTER
DAVIDSON COUNTY, TENN.

MTC form 0015 A-2633 Brawner

STATE OF TENNESSEE. COUNTY OF ~~SHELBY~~ Davidson

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $29,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant - Tony G. Austin

Subscribed and sworn to before me this the 12th day of April, 19 71.

Notary Public

MY COMMISSION EXPIRES April 22, 1972