BOOK 4526

Return to: Attorneys Title Co.
Ballin & Fortas

This Form furnished by Attorneys Title Company, Inc.

BOOK 4526 PAGE 293 Form No. WD-2

FROM

ANDREW EWING, TRUSTEE

TO

JIMMY D. AUSTIN and wife,

DEANNA A. AUSTIN

For draftsman's use

This instrument prepared by:
BAILEY, EWING, DALE & CONNER, Attys.
706 Nashville City Bank Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmy D. Austin, et ux (NAME)	Lomas & Nettleton Company (NAME)	161-6-186
609 Tobylynn Drive (STREET ADDRESS OR ROUTE NUMBER)	P, O. Box 1076 (STREET ADDRESS)	
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Va. 23451 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

AUG 4 3 10 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

B 25639

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 16,950.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF July, 19 71

Notary Public

MY COMMISSION EXPIRES: 4-28-75

(AFFIX SEAL)

For and in Consideration of the sum of Ten and 00/100 ($10.00) ---------- DOLLARS

and other good and valuable considerations, cash in hand paid by Jimmy D. Austin and wife, Deanna A.Austin, hereinafter referred to as Grantees, to Andrew Ewing,Trustee, hereinafter referred to as Grantor, receipt of which is hereby acknowledged, I, Andrew Ewing, Trustee,

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:

A tract or parcel of land in the Sixth Civil District of Davidson County, Tennessee, described as follows:

Lot No. 194, as shown on the Plan of Huntington Park, Section Two, of record in Book 4175, page 108, Register's Office for said County.

Said Lot No. 194 fronts 82.00 feet on the southerly side of Tobylynn Drive, and runs back between lines measuring 179.65 feet on its westerly margin, and 166.25 feet along its easterly margin, to a broken line in its rear measuring 87.48 feet.

Being part of the property which was conveyed to Andrew Ewing, Trustee, by deed of Atlas Construction Company, of record in Book 3872, page 738, Register's Office for Davidson County, Tennessee.

Said Lot No. 194 is conveyed expressly subject to the following:

1. Taxes for the year 1971, which have been prorated, and payment thereof assumed by Grantees.
2. Restrictive Covenants of record in Book 4393, page 383, Register's Office for Davidson County, Tennessee.
3. Said Plan of record in Book 4175, page 108, shows: (a) an Owner's Certificate; (b) a 30-foot minimum building setback line along Tobylynn Drive; (c) a 10-foot public utility easement along its broken rear line; (d) a 2-1/2 x 25-foot utility anchor easement along its easterly margin at its intersection with Tobylynn Drive.

WD-2

This is unimproved ( ) improved (X) property, known as 609 Tobylynn Drive, Nashville, Tenn. 37211
(House Number) (Street) 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 I do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except as hereinbefore set out.

And I, Andrew Ewing, Trustee, do further covenant and bind myself, my successors and/assigns, ~~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., insofar as I, as Trustee, am authorized so to do, but no further or otherwise.

Witness my hand this 23rd day of July, 1971

Andrew Ewing, Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Betty Poage, a Notary Public in and for said County and State, the within named Andrew Ewing, Trustee,

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of July, 19 71

Betty Poage, Notary Public.

Commission expires 10-20-71

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 .

AUG-4F CONV 16,950.00
AUG-4F S TAX A* 43.94
AUG-4F TITLE A* .50
AUG-4F RCDG A* 4.00 * 48.44

Witness my hand and seal, at office in , this day of , 19 .

, Notary Public.

Commission expires .