K 4547

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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Theodore H. Pailet, Trustee

TO

William Austin and wife,
Billie C. Austin

For draftsman's use

This instrument was prepared by
Jno. B. Cobb, Jr., Attorney at Law
Cumberland Building, Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Austin (NAME)	Commerce Union Bank (NAME)	MAP 71-16
1403 Jones Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 60387 (STREET ADDRESS)	PAR 410
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	FS

B3546 9

IDENTIF. REFERENCE T

(FOR REGISTER'S USE)

OCT 26 2 16 PM '71

FELIX L. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$17,900.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF October 19 71

Notary Public

MY COMMISSION EXPIRES: May 15, 1973

(AFFIX SEAL)

For and in Consideration of the sum of Ten and No/100 ---------- ($10.00) ---------- DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, Theodore H. Pailet, Trustee

have bargained and sold, and by these presents do transfer and convey unto the said

William Austin and wife, Billie C. Austin

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 as shown on the Plan of Resubdivision of Lots 11-20 A. B. Spains Lischey Gardens Subdivision, said plan of Resubdivision being of record in Book 4300, page 82, Regiter's Office for said County.

Said Lot No. 2 fronts 50.0 feet on the easterly side of Jones Avenue as widened, and extends back 111.13 feet on the southerly line and 113.89 feet on the northerly line to a line in the rear on which it measures 50.08 feet.

Being part of the same property conveyed to Theodore H. Pailet, Trustee, by deed from Andrew Ewing, Trustee, of record in Book 4485, page 451, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the Plan of record in Book 4300, page 82, said Register's Office, which shows an owner's certificate, a 30 foot minimum building setback line from Jones Avenue, and a 10 foot easement for public utility pruposes and drainage purposes alongthe rear line of said lot.

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This is { unimproved / improved } property, known as 1403 Jones Avenue (House Number) (Street) Nashville, Tennessee 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 William Austin and wife, Billie C. Austin their heirs and assigns, forever.

And I do covenant with the said William Austin and wife, Billie C. Austin 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.

And I, Theodore H. Pailet, Trustee do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said William Austin and wife, Billie C. Austin, their heirs and assigns against the lawful claims of all persons whomsoever, but only as to such title coming through or by me as trustee, but no further or otherwise.

Witness my hand this 21st day of October, 1971

Theodore H. Pailet

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jo Ann Smith, a Notary Public in and for said County and State, the within named Theodore H. Pailet, 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 21st day of October, 19 71

Jo Ann Smith, Notary Public.

Commission expires May 15, 1973

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

OCT 26 CONV 17,900.00
OCT 26 S TAX A* 46.54
OCT 26 RD FEE A* .50
OCT 26 W DEED A* 4.00 * 51.04

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

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

, Notary Public.

Commission expires