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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,500.00

Barry R. Austin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF December 1971.

Notary Public

MY COMMISSION EXPIRES: 2-7-1973

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

W. G. TRABER, ATTORNEY, 2525 LEBANON ROAD, NASHVILLE, TENNESSEE 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barry R. Austin (NAME)	Guaranty Mortgage Company (NAME)	Map 149-A
265 Sailboat Drive (STREET ADDRESS OR ROUTE NUMBER)	311 7th Avenue, North (STREET ADDRESS)	Pcl. 197
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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, Emmett A. Taylor and wife, Mary D. Taylor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Barry R. Austin and wife, Edith P. Austin

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. 347 on the Plan of Edge-O-Lake Estates, Section 9, as of record in Book 3700, page 131, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Sailboat Drive at the common dividing line between lots Nos. 346 and 347 on said plan; thence westerly 110 feet to a point; thence southerly 110 feet to a point in the northerly margin of Ravine Drive; thence easterly along the northerly margin of said Ravine Drive 85 feet to the beginning of a curve; thence around said curve a distance of 39.27 feet to a point in the westerly margin of Sailboat Drive; thence northerly along the westerly margin of said Sailboat Drive 85 feet to the point of beginning.

Being the same property conveyed to Emmett A. Taylor and wife, Mary D. Taylor, by deed from, Ralph Stevens Construction Company, Inc., of record in Book 4215, page 505, Register's Office for said County.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4215, page 507, Register's Office for said County.

The Escrow Account as it relates to thisproperty is hereby transfered to the Grantee without charge as is the hazard insurance.

This is improved ( ) unimproved (X) property, known as 265 Sailboat Drive (House Number) (Street) Nashville, Tennessee 37217 (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 12th day of November, 1971

Emmett A. Taylor

Mary D. Taylor

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Emmett A. Taylor and wife, Mary D. Taylor

the bargainorS, 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 12th day of November 1971.

My Commission Expires JULY 29, 1974

Commission expires

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 upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he) as such and (they) 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 EMMETT AK TAYLOR, ET UX

TO BARRY R. AUSTIN, ET UX

B 42857

IDENTIF. REFERENCE

DEC 29 10 27 AM '71

FELIX P. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DEC29	CONV	30,500.00			
DEC29	S'TAX		A*	79.30	
DEC29	PR'FEE		A*	.50	
DEC29	W'DEED		A*	4.00	* 83.80

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAIL TO:
W. G. TRADER
2525 LEBANON ROAD
NASHVILLE, TENN. 37214