WARRANTY DEED

BOOK 1628 PAGE 41

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
S. A. Austin et ux	New Owner	Map 142-2
(NAME) 7467 Stacy Drive	(NAME) Same	Parcel 58
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	9D-5331
(CITY) (P O ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Twenty Four Thousand Seven Hundred Fifty and No/100 ($24,750.00) *Dollars,* cash in hand paid by S. A. Austin and wife, Lois Austin, hereinafter called the Grantees, the receipt of which is hereby acknowledged, I, Bonnie D. Needham, hereinafter called the Grantor,

have this day bargained and sold, and do hereby transfer and convey unto the said S. A. Austin and wife, Lois Austin, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 91, Cross Timbers, Section 2, as of record in Book 3700, Page 92, Register's Office for said County, described as follows:

Said Lot No. 91 fronts 85 feet on the southerly margin of Stacy Drive and runs back, between parallel lines 150 feet, to a line in the rear measuring 85 feet thereon.

Being the same property conveyed to Bonnie D. Needham by deed from William C. Ogburn and wife, Joyce L. Ogburn, of record in Book 4477, Page 900, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants, easements and other limitations pertaining to the premises and to taxes for 1972 which are pro rated and assumed by the Grantees.

THIS INSTRUMENT PREPARED BY
CLARENCE O. INGRAM
ATTORNEY AT LAW
P. O. BOX 313
3310 LEBANON RD. BLDG.
HERMITAGE, TENN. 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 24,750.00

Subscribed and sworn to before me, this the 12th day of August 1972

Affiant

My commission expires: August 11, 1973 (Affix Seal)

Notary Public

This is {unimproved / improved (x)} property, known as 7467 Stacy Drive, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 12th *day of* August, 1972, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Bonnie D. Needham
Bonnie D. Needham

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Bonnie D. Needham

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

Witness my hand and official seal at Nashville *Tennessee, this* 12 *day of* August, *19* 72

Clarence O. Ingram
Notary Public

Commission expires August 11, 1973

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* .....

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

.....*Notary Public*

Commission expires .....

WARRANTY DEED

FROM

BONNIE D. NEEDHAM

TO

S. A. AUSTIN ET UX

B 7 1 5 3 4

IDENTIF. REFERENCE

Aug 15 10 50 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Mail to

CLARENCE O. INGRAM
ATTORNEY AT LAW
P. O. BOX 313
9310 LEBANON RD. BLDG.
HERMITAGE, TENN. 37076

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

AUG 15 72	CONV	24,750.00			
AUG 15 72	S'TAX		A*	64.22	
AUG 15 72	PR'FEE		A*	.50	
AUG 15 72	W'DEED		A*	4.00	* 68.72