(This instrument was prepared by James A. Lesemann, Attorney at Law, 320 Gallatin Road, Madison, Tenn.) James A. Lesemann

WARRANTY DEED

BOOK 4635 PAGE 255

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jessie E. Dodson et al.	First Federal Savings & Loan	
(NAME)	(NAME) Union at Fourth Avenue, North	44-5
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Nashville, Tennessee 37219	40 pw
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ---------- ($10.00) Dollars,

cash in hand paid by the grantees hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said grantees of the unpaid balance of an indebtedness payable to First Federal Savings & Loan Association, in the original amount of $10,850.00; and secured by a deed of trust of record in Book 4248, page 829, Register's Office for Davidson County, Tennessee;

We, GEORGE DAVIS AUSTIN, JR. AND WIFE, ELIZABETH GAYLE AUSTIN, hereinafter called the grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said JESSIE E. DODSON AND WIFE, EVA L. DODSON, AND DAUGHTER, JANICE A. DODSON, herein called the grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the northwesterly 72 feet of Lot No. 51 on the unrecorded map of Scenic View Subdivision, and being designated as Lot "Y" on a map of a resubdivision of certain lots in said subdivision, and described according to a copy of a survey thereof made by James L. Murphy, Jr., Surveyor, June 2, 1959, as follows:

Beginning at a point in the southwesterly margin of Keeton Avenue, 28 feet northwest of the common corner of Lots Nos. 51 and 52, being 1107.2 feet northwest from a concrete monument set near the intersection of Hillman Place; thence southwesterly parallel to the line between Lots Nos. 51 and 52, 165 feet to a point; thence northwesterly 72 feet to the corner of Lots Nos. 50 and 51; thence with the line between said lots, northeasterly 165 feet to the margin of Keeton Avenue; thence with the margin of said Avenue southeasterly 72 feet to the point of beginning.

Being the same property conveyed to George Davis Austin, Jr. and wife, Elizabeth Gayle Austin, by deed from James A. Castleman, Trustee, of record in Book 4289, page 726, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 13,500.00

Subscribed and sworn to before me, this the 31st day of Aug. 1972

Affiant

My commission expires: May 10, 1974 (Affix Seal)

Notary Public

This is improved (XX) unimproved ( ) property, known as 336 Keeton Avenue, Old Hickory, 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 heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered., except as stated herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 31st 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.

Elizabeth Gayle Austin (Elizabeth Gayle Austin)

George Davis Austin Jr. (George Davis Austin, Jr.)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* George Davis Austin, Jr. and wife, Elizabeth Gayle Austin,

the within named bargainor S., 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 Murfreesboro *Tennessee, this* 31 *day of* August, *19* 72

Mayes E. Blount *Notary Public*

Commission expires May 19, 1976

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 .....

RETURN TO: RAMSAY REALTY
P. O. BOX 262 MADISON TENN. 37115

WARRANTY DEED

FROM

GEORGE DAVIS AUSTIN, JR. ET UX

TO

JESSIE E. DODSON ET AL.

SEP-7'72 CONV 13,500.00
SEP-7'72 S'TAX A* 35.10
SEP-7'72 PB'FEE A* .50
SEP-7'72 W'DEED A* 4.00 * 39.60

B 7 4 8 3 0

IDENTIF. REFERENCE

SEP 7 10 20 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS