FORM NO. WD-1

BOOK 4750 PAGE 386

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,983.46

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF Sept., 1973

Notary Public

MY COMMISSION EXPIRES: 5/22/77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY A. Bradley Lloyd Jr. 538 White Bridge Rd. Nashville, Tenn. 37209
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George E. Austin, Jr., etux	National Mtg. Co.,	138—14
(NAME)	(NAME)	
8045 Arbor, Dr.,	4041 Knight Arnold, Rd.,	146
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Memphis, Tennessee 38118	
(CITY) (STATE) (P. O. ZIP)	(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, Glenn Wayne James and wife, Audrey Mai James

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George E. Austin, Jr., and wife, Rachel S. 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:

LAND in Davidson County, Tennessee, being Lot No. 122 on the Plan of Harpeth Park, Section III, as of record in Book 4175, page 14, Register's Office for said County.

SAID Lot No. 122 fronts 90.00 feet on the northerly side of Arbor Drive, and runs back between lines measuring 186.37 feet on its westerly line, and 188.01 feet on its easterly line, to a line in the rear which measures 90.06 feet.

BEING the same property conveyed to Glenn Wayne James and wife, Audrey Mai James by deed from Hermitage Homes, Inc. of record in Book 4501, page 948, Register's Office for Davidson County, Tennessee.

The grantees assume and agree to pay the unpaid balance of a mortgage secured by the herein described property which is of record in Book 4501, page 950, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 8045 Arbor Drive, Nashville, Tennessee
(House Number) (Street) (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 hand this 25 day of Sept, 1973

Glenn Wayne James

Audrey H. James

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Glenn Wayne James and wife, Audrey Mai James

the 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 Nashville, Tennessee, this 25 day of Sept., 1973

Commission expires 5-23-77

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) (they) as such _____ and _____, 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

GLENN WAYNE JAMES, ET UX

TO

GEORGE E. AUSTIN, JR., ET UX

C 25607

IDENTIF. REFERENCE

SEP 27 1 56 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File: A. Braden Floyd, Jr.,

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP27	CONV	30,983.46			
SEP27	S'TAX		A*	80.60	
SEP27	P&FEE		A*	.50	
SEP27	W'DEED		A*	4.00	* 85.10