Prepared By [illegible] D. Austin
Box 676, Hendersonville, Tenn. 37075

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WARRANTY DEED — SUMNER COUNTY TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. 297 - Map 43-6 - Field Book No. 11D61651
SEND TAX NOTICES TO: George D. Austin, Sr.
ADDRESS: 230 May Drive, Hendersonville, Tenn. 37075

For and in Consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS ----------
---------- DOLLARS

Cash in hand paid by GEORGE D. AUSTIN, SR. AND WIFE, BETTY S. AUSTIN, and for other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption by the Grantees herein of the unpaid balance of a deed of trust executed by Roger L. Burton and wife, Shirley Burton, to Attorneys Title Company, Inc., Trustee, dated August 3, 1973, and recorded on August 9, 1973 at 3:32 P. M. in Trust Deed Book 4735, Page 684, Register's Office of Davidson County, Tennessee, to secure payment of $16,550.00 to Home Federal Savings and Loan Associatinn of Nashville.

ROGER L. BURTON AND WIFE, SHIRLEY BURTON

have bargained and sold, and by these presents do transfer and convey unto the said GEORGE D. AUSTIN, SR. AND WIFE, BETTY S. AUSTIN, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot 57-B on the Plan of the Re-Subdivision of Lot 57, Anderson Estates, as of record in Book 4470, Page 28, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Roger L. Burton and wife, Shirley Burton, by deed from Maxie Biener and wife, Goldie R. Biener, dated August 3, 1973, and recorded August 9, 1973 at 3:32 P. M. in Deed Book 4735, Page 682, Register's Office of Davidson County, Tennessee.

Above property conveyed subject to any restrictions which may be applicable to said subdivision.

Above property conveyed subject to 1973 taxes.

OCT 15	CONV	18,300.00				
OCT 15	STAX		A*	47.58		
OCT 15	PRFEE		A*	.50		
OCT 15	WDEED		A*	8.00	*	56.08

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 18,300, which amount is equal to or greater than the amount which the property or interest in property transferred ~~would command~~ at a fair and voluntary sale.

Roger L. Austin
Affiant

Subscribed and Sworn to before me this the 3rd day of October, 19 73.

D. Hennessy
Notary Public or Register

My Commission Expires November 12, 1975

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE STATE AT LARGE

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing Unsatisfactory in this Document When Received.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GEORGE D. AUSTIN, SR. AND WIFE, BETTY S. AUSTIN, their ~~successors and assigns~~ heirs and assigns, forever.

And we covenant with the said GEORGE D. AUSTIN, SR. AND WIFE, BETTY S. AUSTIN, 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., except for the herein described deed of trust in Trust Deed Book 4735, Page 684, Register's Office of Davidson County, Tennessee.

And We, ROGER L. BURTON AND WIFE, SHIRLEY BURTON, do further covenant and bind ourselves, our successors and assigns/heirs and representatives, to warrant and forever defend the title to the said land to the said GEORGE D. AUSTIN, SR. AND WIFE, BETTY S. AUSTIN, their ~~successors~~/heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 1st day of October, 19 73.

Roger L. Burton
ROGER L. BURTON

Shirley Burton
SHIRLEY BURTON

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, D. F. Jennings, a Notary Public in and for said County and State, the within named Roger L. Burton and Shirley Burton

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 Madison, Tennessee, this 3rd day of October, 1973.

D. F. Jennings, Notary Public

Commission Expires November 12, 1975

D. F. JENNINGS NOTARY PUBLIC STATE OF TENNESSEE LAW

STATE OF _____
County of _____

Personally appeared before me, _____, Notary Public in and for said County and State, the within named _____

the bargainor__, with whom I am personally acquainted, and who acknowledges that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

_____, Notary Public

Commission Expires _____

STATE OF TENNESSEE
_____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

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WARRANTY DEED

FROM

Roger L. Burton and wife, Shirley Burton

TO

George D. Austin, Sr. and wife,

Betty S. Austin

Mail

Jernigan & Assn

1303 Gallatin Rd. N.

Madison Tenn

37115

C 27710

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IDENTIF. REFERENCE

Oct 15 10 33 AM '73

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Sumner County Title Company

HENDERSONVILLE, TENNESSEE

P. O. Box 676

Phone 824-6916