FORM NO. WD-1

BOOK 1830 PAGE 165

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$47,448.27 Claude E. Austin, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June 19 74.

Harold Reeves
Notary Public

MY COMMISSION EXPIRES: 8/17/76
(AFFIX SEAL)

HAROLD REEVES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claude E. Austin, Jr. (NAME)	Home Federal Savings & Loan (NAME)	98-01
5931 Port Anadarko Trail (STREET ADDRESS OR ROUTE NUMBER)	L&C Tower (STREET ADDRESS)	#3
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	4D 05967

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, William M. Leach, Jr. et ux Shelly K. Leach

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Claude E. Austin, Jr. et ux Marsha 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. 99, on the Plan of Lake Park Subdivision, Section I, of record in Book 4175, pages 134 and 135, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to William M. Leach, Jr. et ux Shelly K. Leach by deed from Wall Construction Co., Inc. of record in Book 4768, page 744, Register's Office, Davidson County, Tennessee.

THIS conveyance is made subject to all easements and restrictions of record in the Register's Office, Davidson County, Tennessee.

GRANTEES herein agree to assume and pay a Deed of Trust of record in Book 4768, page 746, said Register's Office, payable to Home Federal Savings & Loan Association, Nashville, Tennessee.

ESCROW ACCOUNT and HAZARD INSURANCE to be transferred to grantees.

unimproved ( )
This is improved (xxx) property, known as 5931 Port Anadarko Trail, Hermitage, Tennessee 37076
(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 s this 28th day of June, 19 74

William M. Leach, Jr.

Shelly K. Leach

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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 William M. Leach, Jr. et ux Shelly K. Leach

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 28th day of June 19 74

Commission expires 8/17/76

Notary Public

HAROLD REAVES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

C 6 1 1 4 4

WARRANTY DEED

FROM

WILLIAM M. LEACH, JR. ET UX

TO

CLAUDE E. AUSTIN, JR. ET UX

IDENTIF. REFERENCE

JUL 1 9 50 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FILE BOX # 12

JUL-1 74	CONV	47,448.27			
JUL-1 74 S'TAX			A*	123.24	
JUL-1 74 PR'FEE			A*	.50	
JUL-1 74	W'DEED		A*	4.00	* 127.74