THIS INSTRUMENT PREPARED BY:
JAMES L. SMITH, ATTORNEY
142 NORTH MAIN STREET
GOODLETTSVILLE, TN 37072

mail

BOOK 4853 PAGE 12

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jerry L. Austin, et ux	First Federal S & L Assn.	G-13768
(NAME) 219 New Brick Church Pk.	(NAME) Union at Fourth	18-16 p. 88
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, TN 37072	(STREET ADDRESS) Nashville, TN 37219	
(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 Jerry L. Austin and wife, Maurice O. Austin, and other good and valuable considerations, including the assumption of a deed of trust note payable to First Federal Savings & Loan Association and of record in Book _____, page _____, Register's Office for Davidson County, Tennessee,

I, Eugene Watkins, Jr., unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Jerry L. Austin and wife, Maurice O. Austin, their

(successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

A tract of land in the 10th formerly 20th Civil District of Davidson County, Tennessee, described as follows:

Beginning in the North margin of McClure Street, at the southwest corner of the property conveyed to William H. Hill and wife, Sarah D. Hill, as of record in Book 3343, page 596, Register's Office for said County; thence with said Street, South 80-1/4° West 60 feet; thence leaving said Street, North 15° West 212 feet; thence North 80-3/4° East 79 feet more or less to the northwest corner of the William H. Hill lot; thence with his west line, southerly 212 feet more or less to the beginning.

Being the same property conveyed to Eugene Watkins, Jr., by deed from Robert Alexander Cartwright and wife, Mattie Jane Cartwright, of record in Book 4283, page 943, 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 $ 6,000.00

Subscribed and sworn to before me, this the 30th day of August 19 94

Affiant

My commission expires: 6-8-95
(Affix Seal)

Notary Public

This is { unimproved / improved (X) } property, known as 119 Old Brick Church Pike, Goodlettsville 37072
(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 Jerry L. Austin and wife, Maurice O. Austin, 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.* , except as noted herein.

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

Witness my *hand this* 30th *day of* August, 19 94, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jerry L. Austin
Maurice O. Austin

x Eugene Watkins Jr.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Roger Smith, *a Notary Public in and for said County and State,* Eugene Watkins, Jr.

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

Witness my hand and official seal at Goodlettsville, Tn. *Tennessee, this* 30 *day of* August, *19*74.

Roger Smith *Notary Public*

Commission expires 1-15-68

SEP 18 CONV *6,812.05
SEP 18 S'TAX A* 17.68
SEP 18 PR'FEE A* .50
SEP 18 W'DEED A* 1.00

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Roger Smith, Notary Public *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 .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Patricia A. Norman, a Notary Public in and for said County and State, Jerry L. Austin and wife, Maurice O. Austin, the within nambd 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 Goodlettsville, Tennessee, this 30th day of August, 1974.

Patricia A. Norman
Notary Public
My Commission Expires 1-15-77

PATRICIA A. NORMAN NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM
EUGENE WATKINS, JR.
TO
JERRY L. AUSTIN, ET UX

C 7 1 5 6 9

IDENTIF. REFERENCE

Sep 18 12 24 PM '74

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