FORM NO. WD-1

BOOK 4880 PAGE 762

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,765.78.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JANUARY, 19 75

Notary Public

MY COMMISSION EXPIRES: 11-17-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 507 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
STEPHEN R. JOSLEYN, etux (NAME)	NATIONAL MORTGAGE COMPANY (NAME)	#4D-27372
219 Montchanin Drive (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	MAP 64-2
Old Hickory, Tennessee (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	PARCEL 48

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, CLARENCE H. AUSTIN and wife, BETTY S. AUSTIN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEPHEN R. JOSLEYN and wife, PHYLLIS E. JOSLEYN,

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. 184 on the Plan of Brandywine Farms, Section 10, as of record in Book 4300, page 177, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the northerly margin of Monthchanin Drive, said point being the common front corner of Lots Nos. 183 and 184; thence South 82 degrees 52 minutes East, 155.78 feet to a point; thence around a curve to the left, 39.27 feet to a point; thence with the westerly margin of Montchanin Terrace, 155.0 feet to a point; thence leaving said margin, North 62 degrees 35 minutes West, 217.80 feet to a point; thence South 7 degrees 8 minutes West, 253.28 feet to the point of the beginning.

BEING the same property conveyed to Clarence H. Austin and wife, Betty S. Austin, by deed from Harold G. Weaver, Jr., and wife, Lois Jean Weaver, as of record in Book 4858, page 200, Register's Office for Davidson County, Tennessee.

AS part of the above consideration, the Grantees herein, assumed and agree to pay the unpaid balance owing on a certain note, executed by the Grantors herein to National Mortgage Company in the original principal amount of $51,200.00, of record in Book 4749, page 622, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 3816, page 544, as amended in Book 3843, page 951, and Book 3886, page 72, and as made applicable in Book 4626, page 81, all in said Register's Office; easements and setback lines as set forth on the above plan of record, and taxes for the current year which have been prorated and assumed by the Grantees herein.

unimproved ( )
This is improved (XX) property, known as 219 Montchanin Drive, Old Hickory, 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 hands this 7th day of JANUARY, 19 75

Clarence H. Austin

Betty S. Austin

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 CLARENCE H. AUSTIN and wife, BETTY S. AUSTIN,

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 7th day of JANUARY, 1975.

Commission expires 11-17-1976

Gordon Vaughn
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

File In Box #4

WARRANTY DEED

FROM

CLARENCE H. AUSTIN and wife,

BETTY S. AUSTIN

TO

STEPHEN R. JOSLEYN and wife,

PHYLLIS E. JOSLEYN

C 8 4 0 0 2

IDENTIF. REFERENCE

JAN 10 1 58 PM '75

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

JAN 10 75 CONV 51,765.78
JAN 10 75 S'TAX A* 134.68
JAN 10 75 PR'FEE A* .50
JAN 10 75 W'DEED A* 4.00 * 139.18

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

This Instrument Prepared By
FOLEY and WILLIS, ATTYS.
507 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201