BOOK 4946 PAGE 489

Prepared By:
Gail Bissatty
230 4th Ave N
Nashville, TN 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
W. R. Austin and wife, Susan S. Austin	First Federal Savings & Loan	160-2
(NAME)	(NAME)	
878 Forest Acres Court	236 Fourth Avenue, North	#2
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN	Nashville, TN	OH#15700
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00)----------

---------- *Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantee of the unpaid principal balance of a note payable to First Federal Savings & Loan Association and secured by a Deed of Trust of record in Book 4599, page 417, Register's Office for said County, and the assumption of the escrow account therewith

HERSCHEL C. FOX and wife, EVELYN S. FOX

have this day bargained and sold, and do hereby transfer and convey unto the said

W. R. AUSTIN and wife, SUSAN S. AUSTIN

their

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

Land in Davidson County, Tennessee, being Lot No. 23, marked Kennedy, on the Map of Forest Acres Subdivision, Section IV, as of record in Book 2331, page 156, Register's Office for said County.

Said Lot fronts 180 feet on the northwesterly side of Forest Acres Court and extends back 309.46 feet on the northeasterly line and 254.73 feet on the southwesterly line to a dead line in the rear and measures 175.75 feet thereon.

Being the same property conveyed to Herschel C. Fox and wife, Evelyn S. Fox, by deed from Rosie Joslin Hammond, unmarried, which is being recorded in Book 4599, page 415, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $56,500.00

Subscribed and sworn to before me, this the 26th day of August, 19 75

My commission expires 4/27/77

Affiant

Notary Public

(Affix Seal)

This is improved ( ) unimproved ( ) property, known as ..... (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

W. R. AUSTIN and wife, SUSAN S. AUSTIN

their *(successors),*

heirs and assigns forever. We *covenant that* we are *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 for 1975 taxes, restrictions of record in BK.2633,p.581; amended in BK.2646,p.75 and plan of record in BK.2331,p.156.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* W. R. AUSTIN and wife, SUSAN S. AUSTIN

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 26th *day of* August, 19 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Herschel C. Fox

Herschel C. Fox

Evelyn S. Fox

Evelyn S. Fox

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gail Pigg, *a Notary Public in and for said County and State,* Herschel C. Fox and wife, Evelyn S. Fox

*the within named 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* 26th *day of* August, *19*75.

GAIL PIGG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

Commission expires 4/27/77

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *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 .....

AUG 29 75 CONV 56,500.00
AUG 29 75 S'TAX A* 146.90
AUG 29 75 PR'FEE A* .50
AUG 29 75 W'DEED A* 4.00 * 151.40

WARRANTY DEED

FROM
Herschel C. Fox et ux
TO
W. R. Austin et ux

D 13416

IDENTIF. REFERENCE

AUG 29 1 03 PM '75

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238