BOOK 5039 PAGE 389

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lawrence A. Austin, et ux	John W. Murphree Company	
(NAME) 424 Ocala Court North	(NAME) 1283 Murfreesboro Road	162-5
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37211	(STREET ADDRESS) Nashville, Tenn. 37217	229
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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 Franklin Milburn and wife, Janet W. Milburn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lawrence A. Austin and wife, Judith A. 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. 93 on the Plat of Hickory Valley, Section 3, of record in Book 4460, page 86, Register's Office for said County.

Said Lot No. 93 fronts 40.0 feet on the northwesterly margin of Ocala Court North and extends back 147.87 feet on the southerly line and 121.56 feet on the northeasterly line to a line on the rear which is a broken line on which it measures 173.75 feet.

Being the same property conveyed to William Franklin Milburn and wife, Janet W. Milburn, by deed from Randall Phillips Builders, Inc., of record in Book 4850, page 682, Register's Office for said County.

It is understood and agreed that the Grantees assume the indebtedness secured by the deed of trust of record in Book 4850, page 684, Register's Office for said County. The principal balance of said indebtedness is $30,653.01.

unimproved ( )
This is improved (X) property, known as 424 Ocala Court North, Nashville, Tennessee 37211
(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 successors, assigns 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 23rd day of June, 19 76

William Franklin Milburn

Janet W. Milburn

BOOK 5039 PAGE 390

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Susan H Paynter, a Notary Public in and for said County and State, the within named William Franklin Milburn and wife, Janet W. Milburn 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 Nashville, Tennessee this 23 day of June, 1976

Commission Expires: 9-16-78

Susan H Paynter
Notary Public

SUSAN H. PAYNTER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF)

COUNTY OF)

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 purpose 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 ___ day of _____, 19__

My Commission Expires: _____

_____
Notary Public

WARRANTY DEED

FROM

WILLIAM FRANKLIN MILBURN and wife, JANET W. MILBURN

TO

LAWRENCE A. AUSTIN and wife, JUDITH A. AUSTIN

D 5 5 5 8 5

IDENTIFICATION REFERENCE

JUN 28 9 21 AM '76

FEE REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO:

Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

File Box 6

JUN28'76	CONV	35,153.01			
JUN28'76	S'TAX		B*	91.52	
JUN28'76	PB'FEE		B*	.50	
JUN28'76	W'DEED		B*	4.00	* 96.02

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 35,153.01

Affiant

Subscribed and sworn to before me this 23 day of June, 1976

My Commission Expires: 9-16-78

Susan H Paynter
Notary Public

SUSAN H. PAYNTER NOTARY PUBLIC DAVIDSON COUNTY, TENN.