FORM NO. WD-1

BOOK 5035 PAGE 112

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$21,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF December 19 76

Notary Public

MY COMMISSION EXPIRES: 6/24/80

(AFFIX SEAL)

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
John J. Austin (NAME)	Guaranty Mortgage Company (NAME)	25W 03890
4406 Utah Avenue (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	Map 103-4
Nashville, Tn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tn. 37237 (CITY) (STATE) (ZIP)	Parcel 121

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, Lucy Chia-Yu Lou Martin et vir, Carl W. Martin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John J. Austin et ux Joy M. 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. 10 of Block 2 on the Plan of a part of Sylvan Park, of record in Book 332, page 104, Register's Office, Davidson County, Tennessee.

SAID Lot No. 10 fronts 50 feet on the north side of Utah Avenue, formerly Seventh, and runs back between parallel lines, 160 feet to an alley.

BEING the same property conveyed to Lucy Chai-Yu Lou by deed from Michael W. Kyle et ux Phyllis Kyle of record in Book 4959, page 36, said Register's Office.

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 first mortgage payable to Guaranty Mortgage Company, Nashville, Tennessee, of record in Book 4932, page 814, said Register's Office.

Escrow Account to be transferred to Grantees.

Lucy Chai-Yu Lou has remarried and her husband Carl W. Martin hereby joins in to convey any rights he may have, especially his marital rights.

This is unimproved ( ) improved (X) property, known as 4406 Utah Avenue, Nashville, 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 hand s this 3rd day of December, 19 76

Lucy Chia-Yu Lou Martin

Carl W. Martin

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 Lucy Chai-Yu Lou Martin et vir Carl W. Martin

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 3rd day of December 19 76

Commission expires ~~6/24/80~~ 10-26-77

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

WARRANTY DEED

FROM

LUCY CHAI-YU LOU MARTIN ET UX

TO

JOHN J. AUSTIN ET UX

FILE BOX # 12

D 80439

IDENTIFICATION REFERENCE

DEC 9 10 53 AM '76

REGISTER'S OFFICE DAVIDSON COUNTY, TENN.

DEC-9 76	CONV	21,000.00			
DEC-9 76	S'TAX		B*	54.60	
DEC-9 76	PR'FEE		B*	.50	
DEC-9 76	W'DEED		B*	4.00	* 59.10