This Instrument is prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5112 PAGE 177

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William L. Austin	William L. Austin	MAP-105-7
c/o Basin News	c/o Basin News	
1051 Husbands Road	1051 Husbands Road	Parcel - 123
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Paducah, Kentucky 42001	Paducah, Kentucky 42001	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Fifteen Thousand Four Hundred Seventy Two and NO/100 Dollars ---($15,472.00)---------- *Dollars,*

cash in hand paid by William L. Austin, the receipt of all of which is hereby acknowledged,

I, Birdie Hargrove, a widow

have this day bargained and sold, and do hereby transfer and convey unto the said William L. Austin

his *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the southerly 107 feet of the westerly half of Block "E" on the Plan of the Merritt-Hagan Lands in South Nashville as of record in Minute Book "N", page 241, County Court Clerk's Office for Davidson County, Tennessee, and including part of Brown Street, now closed by Metropolitan Council Bill No. 72-189, described as follows:

Beginning at a point in the center of Brown Street (now closed), said point being the northwest corner of the property conveyed to William L. Austin and wife, Ruth H. Austin, by deed of record in Book 4575, page 783, Register's Office for said County; thence along Austin's northerly boundary line, easterly 241 feet more or less to a point in the westerly margin of an alley; thence with said alley northerly 107 feet more or less to a point; thence westerly 241 feet more or less to a point in the center of Brown Street (now closed); thence southerly 107 feet more or less to the point of beginning.

Being part of the same property conveyed to T. G. Hargrove and wife, Birdie Hargrove, by deed from Mrs. Anna M. Tate and husband R. F. Tate, of record in Book 555, page 263, Register's Office for said County, the said T. G. Hargrove having since died.

VIRGINIA K. MURPHY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,472.00

Subscribed and sworn to before me, this the 4 day of January 19 77

Affiant

My commission expires: Sept 26, 1978 (Affix Seal)

Notary Public

unimproved ( )
This is improved ( ) 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 William L. Austin

his *(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.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* William L. Austin

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

Witness my *hand* this 13th *day of* January, 19 77 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Birdie Hargrove
Birdie Hargrove

BY: T. G. Crawford, Jr.
T. G. Crawford, Jr., Attorney-in-Fact

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *, a Notary Public in and for said County and State,* .....

.....

.....

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

Witness my hand and official seal at.....Tennessee, this .....day of....., 19.....

.....*Notary Public*

Commission expires .....

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.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15 day of January, 1977, before me personally appeared T. I. Crawford, Jr., to me known to be the person who executed the foregoing deed in behalf of Birdie Hargrove, and acknowledged that he executed the same as the free act and deed of said Birdie Hargrove.

Witness my hand and official seal at office in Nashville, Tennessee, this 15 day of January, 1977.

Notary Public.

My commission expires: My Commission Expires May 8, 1978

FEB-3[illegible]	CONV	15,472.00			
FEB-3[illegible]	S'TAX		B*	40.30	
FEB-3[illegible]	PR'FEE		B*	.50	
FEB-3[illegible]	W'DEED		B*	4.00	* 44.80

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN CENTER BLDG.
NASHVILLE, TENN. 37238 947

WARRANTY DEED

FROM
Birdie Hargrove, a widow

TO
William L. Austin

D 8 7 9 9 8

[illegible] REFERENCE

FEB 3 2 29 PM '77

[illegible] REGISTER
[illegible] TENN.

Compliments of

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