WARRANTY DEED

BOOK 5195 PAGE 419

FROM CARL L. AUSTIN AND WIFE, FAYE L. AUSTIN

ADDRESS NEW OWNER(S) AS FOLLOWS:
DAVID M. HAMMOND AND WIFE, BARBARA J. HAMMOND
2871 Lera Jones Drive
Lot 34, Percy Priest Meadows
Antioch, Tennessee 37013

SEND TAX BILLS TO:
SAME

PREPARED BY:
HOLLAND & LYNN, ATTORNEYS
2016 Parkway Towers
Nashville, Tennessee 37219

MAP-PARCEL NOS:
150-6-47

E 2536 O

IDENTIF. REFERENCE

SEP 12 9 50 AM '77

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

{STATE OF TENNESSEE COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,000.00 Affiant David M. Hammond

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9-8-77 DATE

NOTARY PUBLIC

AFFIX SEAL

COMMISSION EXPIRES

FOR AND and IN CONSIDERATION OF the sum of TEN DOLLARS ($10.00) DOLLARS cash in hand paid by David M. Hammond and wife, Barbara J. Hammond, and other good and valuable consideration, receipt of which is hereby acknowledged and the agreement by the said David M. Hammond and wife, Barbara J. Hammond, to assume and agree to pay the unpaid balance of a loan in the original principal amount of $37,950.00 to Home Federal Savings & Loan of Nashville secured by a deed of trust of record in Book 4996, page 527, REgister's Office for Davidson County, Tennessee, payable in conformity with the terms and conditions stated therein.

CARL L. AUSTIN AND WIFE, FAYE L. AUSTIN

GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

DAVID M. HAMMOND AND WIFE, BARBARA J. HAMMOND their (his, her, its) heirs, successors 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. 34 on the Plan of Percy Priest Meadows, Section 1, of record in Book 4675, page 110 of the Register's Office for said county.

Said Lot No. 34 fronts 89 feet on the southwesterly margin of Lera Jones Drive and extends back 156.70 feet on the northwesterly line and 150.72 feet on the southeasterly line to a line in the rear measuring 72.78 feet thereon.

Being the same property conveyed to Carl L. Austin and wife, Faye L. Austin by deed from George E. Margrave and wife, Thelma Jean Margrave of record in Book 4996, page 525, Register's Office for Davidson County, Tennessee.

SEP 12	CONV	42,000.00			
SEP 12	S'TAX		B*	109.20	
SEP 12	PR'FEE		B*	.50	
SEP 12	W'DEED		B*	4.00	* 113.70

unimproved ( )

This is improved (X) property, known as 2871 Lera Jones Drive (Number / Street) Antioch, Tennessee (City / State / 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, successors 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 except of record.

AND WE, GRANTORS do(es) further covenant and bind OURSELVES AND OUR heirs and representatives, to WARRANT and forever defend the title to the said land to the said GRANTEES THEIR heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS OUR hand S this 31st day of August, 19 77

Carl L. Austin
Carl L. Austin

Faye L. Austen
Faye L. Austin

{STATE OF ~~Tennessee~~ MINNESOTA; COUNTY OF ~~Davidson~~ HENNEPIN } (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named CARL L. AUSTIN AND WIFE, FAYE L. AUSTIN

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at ~~Nashville~~ MINNEAPOLES (City), ~~Tennessee~~ MINNESOTA (State)

this ~~31st~~ 2ND day of AUGUST 19 77

10/24/79
Comission Expires

Notary Public

(AFFIX SEAL) ANOKA COUNTY My Commission Expires Oct. 24, 1979

{STATE OF MINNESOTA; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, 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 (Title) of the , a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as (Title)

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires

Notary Public

(AFFIX SEAL)