ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Barry R. Austin, Et ux (NAME)	Guaranty Mortgage Company (NAME)	Map 136-7
157 Timber Ridge Dr. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 786 (STREET ADDRESS)	Par 40
Nashville, Tenn. 37217 (CITY) (STATE) (ZIP CODE)	Brentwood, Tenn. 37027 (CITY) (STATE) (ZIP CODE)	2D-55319

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 ---------- ($10.00) DOLLARS

cash paid by Barry R. Austin and wife, Edie P. Austin, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said grantees of the unpaid balance of a note in the original amount of $28,000.00, secured by a Deed of Trust to Herschell Greer, Trustee, dated January 29, 1971, and recorded in Book 4477, page 562, Register's Office for Davidson County, Tennessee,

OCT28	CONV	44,363.29		
OCT28	S'TAX		B* 115.44	
OCT28	PR'FEE		B* .50	
OCT28	W'DEED		B* 4.00	* 119.94

We, Jenks L. Hackney and wife, Rebecca Hackney

have bargained and sold, and by these presents do transfer and convey unto the said Barry R. Austin and wife, Edie P. Austin

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Priest Lake Park, Section 2, as of record in Book 4175, pages 56, 57 & 58, Register's Office for said County.

Said Lot No. 59 fronts 97.77 feet on the northerly side of Timber Ridge Drive and extends back 148.00 feet on the westerly line and 152.50 feet on the easterly line to a dead line measuring 98.00 feet thereon.

Being the same property conveyed to Jenks L. Hackney, Jr., and wife, Rebecca Hackney by deed from Billy O. Kite and wife, Ruby J. Kite, of record in Book 5006, page 812, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 157 Timber Ridge Dr. (House Number) Nashville, Tenn. 37217 (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 27th day of October, 19 77.

Jenks L. Hackney

Rebecca Hackney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5215 PAGE 434

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jenks L. Hackney and wife, Rebecca Hackney

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 27th day of October, 19 77.

My commission expires Dec. 3, 1978 Notary Public Mary E. Kilpatrick

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 44,363.29 This is equal to, or greater than the property would bring at a fair and voluntary sale.

Barry R Austin

Sworn to and subscribed before me this 27th day of October, 19 77.

My commission expires Dec. 3, 1978 Notary Public Mary E. Kilpatrick

Mail

This instrument was prepared by:

DOBSON & JOHNSON, INC.	311 Plus Park Blvd.	Nashville, Tenn. 37217
Name		Address

WARRANTY DEED

FROM JENKS L. HACKNEY, ET UX

TO BARRY R. AUSTIN, ET UX

E 33645

IDENTIF. REFERENCE

Oct 28 9 34 AM '77

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219