This instrument prepared by:
Robert P. Ziegler, Attorney
1200 Third National Bank Bldg.
Nashville, Tennessee 37219

BOOK 5220 PAGE 936

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Lawrence W. Kown | First Federal Savings & Loan | 7DA23960 |
| (NAME) | (NAME) | |
| 3621 Sperry Avenue | Fourth and Union Avenue | 117-5-36 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee | Nashville Tennessee 37219 | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* Ten and no/100 ($10.00)----------
---------- *Dollars,*
cash in hand paid and other good and valuable consideration, paid by the grantees, the receipt of which is hereby acknowledged.

We, Howard Leroy Austin and wife, Charlotte H. Austin

*have this day bargained and sold, and do hereby transfer and convey unto the said* Lawrence W. Kown and wife, Marianne Musalo-Kown their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

LAND in Davidson County, Tennessee, being Lot No. 44 on the Plan of the Henry Sperry Subdivision, as of record in Book 974, page 21, Register's Office for said County.

SAID Lot No. 44 fronts 136.2" feet on the southerly side of Sperry Avenue and runs back 200' on the easterly line and 200.5" feet on the westerly line, with the easterly margin of Stokes Avenue to the northerly line of Lot No. 23, measuring 123.6" feet thereon.

BEING the same property conveyed to Howard Leroy Austin and wife, Charlotte H. Austin, by deed from Robert B. Templeton and wife, Mignon G. Templeton, of record in Book 2593, page 83, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 92,000.00

Subscribed and sworn to before me, this the 8 day of November 19 77

Affiant Lawrence W. Kown

My commission expires: 8/13/80 (Affix Seal)

Notary Public Terry Ray Mann

This is improved (X) property, known as 3621 Sperry Avenue, Nashville, Tennessee 37215 (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*
Lawrence W. Kown and wife, Marianne Musalo-Kown
their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Lawrence W. Kown and wife, Marianne Musalo-Kown their *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our hand S this 3rd day of November, 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.*

Howard Leroy Austin
Charlotte H. Austin

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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*Personally appeared before me,* the undersigned *, a Notary Public in and for said County and State,* Howard Leroy Austin and wife, Charlotte H. Austin

*the within named 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* November, *19* 77

Ray E. Parkinson
*Notary Public*

*Commission expires* March 1, 1980

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* .....

**WARRANTY DEED**

FROM

Howard Leroy Austin, et ux

TO

Lawrence W. Kown, et ux

E 36077

IDENTIF. REFERENCE

Nov 10 1 24 PM '77

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

NOV 10 77 CONV 92,000.00
NOV 10 77 S'TAX B* 239.20
NOV 10 77 PR'FEE B* .50
NOV 10 77 W'DEED B* 4.00 * 243.70

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