BOOK 5245 PAGE 270

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,500.00

Kathy Bailey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF October, 1977.

Mary Lynn Bailey
Notary Public

MY COMMISSION EXPIRES: 4-2-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Diversified Mortgage Company; 2509 West End Avenue; Nashville, Tennessee 37203
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mitchell Karam et ux (NAME)	Diversified Mortgage Company (NAME)	Map - 149-4
265 Sailboat Drive (STREET ADDRESS OR ROUTE NUMBER)	2509 West End Avenue (STREET ADDRESS)	Par 197
Nashville, Tennessee 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37203 (CITY) (STATE) (ZIP)	

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, BARRY R. AUSTIN AND WIFE, EDITH P. AUSTIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MITCHELL KARAM AND WIFE, MARGARET LEA HALL KARAM

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:

Land in Davidson County, Tennessee, being Lot No. 347 on the Plan of Edge-O-Lake Estates, Section 8, as of record in Book 3700, page 131, Register's Office for said County, described as follows:

BEGINNING at a point in the westerly margin of Sailboat Drive at the common dividing line between Lots Nos. 346 and 347 on said plan; thence westerly 110 feet to a point; thence southerly 110 feet to a point in the northerly margin of Ravine Drive; thence easterly along the northerly margin of said Ravine Drive 85 feet to the beginning of a curve; thence around said curve a distance of 39.27 feet to a point in the westerly margin of Sailboat Drive; thence northerly along the westerly margin of said Sailboat Drive 85 feet to the point of beginning.

BEING the same property conveyed to Barry R. Austin and wife, Edith P. Austin, by deed from Emmett A. Taylor and wife, Mary D. Taylor, of record in Book 4564, page 679, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 265 Sailboat Drive; Nashville, Tennessee 37217
(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 their hand s this 26th day of October, 1977

Barry R. Austin

Barry R. Austin

Edith P. Austin

Edith P. Austin

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Marian R. Curry, a Notary Public in and for said County and State, the within named Barry R. Austin and wife, Edith P. Austin

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 26th day of October 19 77

Commission expires 4-28-81

Marian R Curry
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

E 47046

IDENTIF. REFERENCE

JAN 23 1 43 PM '78

FELIX [illegible] REGISTER
DAVIDSON [illegible]

WARRANTY DEED

FROM

TO

JAN 23 78	CONV	29,500.00			
JAN 23 78	S'TAX		B*	76.70	
JAN 23 78	PR'FEE		B*	.50	
JAN 23 78	W'DEED		B*	4.00	* 81.20

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.