BOOK 5245 PAGE 507

WARRANTY DEED

This instrument prepared by Howard Claude, 4702 Nolensville Road, Nashville.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Nell Jones	same	162-5
4702 Nolensville Road (NAME)	(NAME)	229
Nashville, Tenn. 37211 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (STATE)		

FOR AND IN CONSIDERATION of the sum of Ten dollars.....
..... *Dollars,*
cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Lawrence A. Austin and wife, Judith A. Austin

hereinafter called the grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said Nell H. Jones

(successors), heirs and assigns,

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

Being lot no. 93 on the plat of Hickory Valley, Section 3, of record in Book 4460, page 86, Register's office for said county. Said lot no. 93 fronts 40.0 feet on the northwesterly margin of Ocala Court North and extends back 147.87 feet on the southerly line and 121.56 feet on the northeasterly line to a line on the rear which is a broken line on which it measures 173.75 feet.

Being the same property conveyed to William Franklin Milburn and wife, Janet W. Milburn, by deed from Randall Phillips Builders, Inc., of record in Book 4850, page 682, Register's Office for said County.

Also being same property conveyed to Lawrence A. Austin and wife, Judith A. Austin, by deed from William Franklin Milburn and wife, Janet W. Milburn, of record in Book 5039, page 389, Register's Office for said county.

It is understood and agreed that the Grantees assume the indebtedness secured by the deed of trust of record in Book 4850, page 684, Register's Office for said County. The principal balance of said indebtedness is $30,141.65.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 38,000

Subscribed and sworn to before me, this the 23rd day of January, 1978.

Affiant

My commission expires March 16, 1980 (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as 424 Ocala Court North, Nashville, Tenn. 37211
(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 Nell H. Jones
..... *(successors),*
heirs and assigns forever. We *covenant that* we *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* Except as indicated above on mortgage assumed.

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee
..... *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 23rd *day of* January, 19 78 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Lawrence A. Austin

Judith A. Austin

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gayla Moore, a Notary Public in and for said County and State, Lawrence A. Austin and Judith A. Austin

the within named bargainor, 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, Davidson County, Tennessee, this 23rd day of January, 1978.

Gayla M. Moore
Notary Public

Commission expires March 16, 1980

GAYLA M. MOORE * NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

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.....

JAN 24 78	CONV	38,000.00			
JAN 24 78	S'TAX		B*	98.80	
JAN 24 78	PR'FEE		B*	.50	
JAN 24 78	W'DEED		B*	4.00	* 103.30

WARRANTY DEED

FROM
Lawrence A. Austin and wife
Judith A. Austin

TO
Nell H. Jones

E 47183

IDENTIFICATION REFERENCE

JAN 24 8 23 AM '78

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

Mail Richard J. Colleran, Atty
Compliments of
3231 Charlevoix Road

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