FEB 20 1978

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

John A. Austin and wife,
Elizabeth D. Austin

TO

Edwin B. Raskin, Trustee

For draftsman's use

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

BOOK 5258 PAGE 170

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edwin B. Raskin, TRUSTEE (NAME)	SAME (NAME)	TRACT ONE: 83-14-246
Third National Bank Building (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	TRACT TWO: 72-10-179
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

E 5.2 8.2 4

IDENTIF. REFERENCE

MAR 2 8 40 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 15,127.45

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF Feb 19 78

Loretta H. Offutt
Notary Public

MY COMMISSION EXPIRES: June 7, 1980

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

For and in Consideration of the sum of TEN AND NO/100ths----------

----------($10.00)----------DOLLARS

cash in hand paid by Edwin B. Raskin, Trustee, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption and agreement to pay the balance owing on a Vendor's Lien evidenced by a promissory note dated April 13, 1976 in the original of $6,000.00, as modified by an instrument dated November 2, 1977, of record in Book 5221, page 223, said Register's Office, said Vendors Lien secured by an instrument of record in Book 5015, page 568, said Register's Office, and by an instrument of record in Book 5221, page 225, said Register's Office, the said grantee has also assumed and agreed to pay the balance owing to First Federal Savings & Loan Association on a promissory note in the originalamount of $9,700.00 secured by a Deed of Trust to T. I. Holman, Jr., Trustee, of record in Book 3913, page 637, said Register's Office, and assumes and agrees to pay the balance owing to Peoples of Nashville Company, on a promissory note in the original amount of $2,117.16 secured by a Deed of Trust to Stanley M. Chernau, Trustee, of record in Book 5002, page 601, said Register's Office, WE, JOHN A. AUSTIN AND WIFE, ELIZABETH D. AUSTIN

have bargained and sold, and by these presents do transfer and convey unto the said EDWIN B. RASKIN, TRUSTEE, WITH FULL POWER TO MORTGAGE, SELL, CONVEY OR OTHERWISE ENCUMBER WITHOUT THE JOINDER OF ANY BENEFICIARY heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT 1: Land in Davidson County, Tennessee, being the west one-half of Lot No. 139 on the Map of Edgefield Land Company's Second Subdivision, of record in Book 57, page 152, said Register's Office.

Said part of Lot No. 339 fronts 25 feet on the northerly side of Boscobel Street and runs back between parallel lines 150 feet to an alley.

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Being the same property conveyed to John A. Austin and wife, Elizabeth Austin by deed from R & K Note Company of record in Book 5015, page 568, Register's Office for Davidson County, Tennessee.

TRACT 2: Land in Davidson County, Tennessee, being Lot No. 18 on the Map of Eastmoore Place, as of record in Book 547, page 177, said Register's Office.

Said Lot No. 18 fronts 50 feet on the easterly side of Bronte Avenue and runs back 267.5 feet on the northerly line and 249.8 feet on the southerly line to a dead line and measures 53.1 feet thereon.

Being the same property conveyed to John A. Austin and Elizabeth D. Austin by deed from Thomas James Overton and Freda I. Overton of record in Book 3913, page 636, said Register's Office.

It is understood that Elizabeth Austin and Elizabeth D. Austin are one and the same person.

MAR-2 78	CONV	15,127.45			
MAR-2 78	S'TAX		B*	39.26	
MAR-2 78	PR'FEE		B*	.50	
MAR-2 78	W'DEED		B*	6.00	* 45.76

This is (unimproved ( ) improved ( )) property, known as _____ (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Edwin B. Raskin, Trustee, his _____ heirs and assigns, forever.

And we do covenant with the said Edwin B. Raskin, Trustee _____ 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.

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 Edwin B. Raskin, Trustee, his _____ heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 17th day of February, 1978, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

John A. Austin

Elizabeth D. Austin

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Form No. WD3b

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STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Faye Bracey, a Notary Public in and for said County and State, the within named John A. Austin and wife, Elizabeth D. Austin

the bargainors, 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 day of February, 19 78

Faye Bracey, Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission Expires July 22, 1981

STATE OF .....
County of .....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

the bargainor....., with whom I am personally acquainted, and who acknowledged that .....
executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this.....
day of....., 19.....

....., Notary Public

Commission Expires.....

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.....