This Deed Prepared By:
Leon Ruben, Attorney
325 Plus Park Blvd.
Nashville, Tenn. 37217

Mail To

Information furnished by Selle

WARRANTY DEED

BOOK 5311 PAGE 561

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael M. Catalano, et ux (NAME)	Mortgage Corp. of the South (NAME)	102-3
6518 Marauder ~~Rise~~ Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 10726 (STREET ADDRESS)	99
Nashville, Tenn. 37209 (CITY) (P. O. ZONE) (STATE)	Birmingham, Ala. 35202 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------$10.----------

----------Ten and no/100---------- Dollars,

Cash-in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated February 7, 1977, and filed for record February 8, 1978, in the office of the recorder of deeds of Davidson County, Tennessee in Book 5113, Page 261, and note of even date thereby secured, in the original principal amount of $35,000.00 payable to Mortgage Corporation of the South, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price.
The grantee further hereby assumes the obligations of Charles W. Austin, Et Ux under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. We, Charles W. Austin and wife, Sarabeth J.

have this day bargained and sold, and do hereby transfer and convey unto the said

Michael M. Catalano and wife, Rita D. Catalano

Their ~~XXXXX~~, heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 1339, on the Plan of Charlotte Park, Section 18, of record in Book 3600, pages 51 and 52, Register's Office for said County.

Said Lot No. 1339 fronts 79.00 feet on the easterly side of Marauder Drive and extends back 156.2 feet on the north line and 158.4 feet on the south line, to a line in the rear on which it measures 64.4 feet.

Being the same property conveyed to Charles W. Austin and wife, Sarabeth J. Austin, be deed from Sandra Sanders Couch, unmarried, of record in Book 5113, Page 259, 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 $ 39,900.00

Subscribed and sworn to before me, this the 15 day of July, 1978

Affiant

My commission expires: 2/3/79 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 6518 Marauder Drive, Nashville, Tenn. 37209
(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

Michael M. Catalano and wife, Rita D. Catalano

Their ~~XXXXX~~ (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 Deed of Trust assumed above

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Michael M. Catalano and wife, Rita D. Catalano

Their ~~XXXXX~~, heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 15th day of July, 1978 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Charles W. Austin
CHARLES W. AUSTIN

Sarabeth J. Austin
SARABETH J. AUSTIN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the said Charles W. Austin and wife, Sarabeth J. Austin

the within named 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 15th day of July, 1978

Commission expires 2/3/79

Notary Public

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.....

JUL 17 78	CONV	39,900.00			
JUL 17 78	S'TAX		B*	103.74	
JUL 17 78	PR'FEE		B*	.50	
JUL 17 78	W'DEED		B*	4.00	* 108.24

WARRANTY DEED

FROM
CHARLES W. AUSTIN, ET UX

TO
MICHAEL M. CATALANO, ET UX

E. 7. 6 8. 8 6.

IDENTIF. REFERENCE

JUL 17 8 08 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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