This instrument was prepared by Mac Smith, Attorney at Law, 3815 Cleghorn Avenue, Nashville, TN 37215

WARRANTY DEED

mail BOOK 5422 PAGE 631

ADDRESS, NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William Ward Austin, etux, Marie	Marie S. Austin	Map 131-1-C
(NAME) S. Austin	(NAME)	
2107 Hobbs Court	3815 Cleghorn	Parcel 18
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37215	Nashville, Tn 37215	
(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 by the Grantees hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged,

Joseph T. Howell, Jr. and wife, Carroll Cole Howell, hereinafter called the Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said ..William Ward Austin and wife, Marie S. Austin, herein called the Grantees their,

..... ~~successors~~, *heirs and assigns,*

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

Land in Davidson County, Tennessee, being Unit No. 2107 on the Plat of Park Place of record in Book 4860, page 115, as revised in Book 4860, page 124, and in Book 5050, page 98, said Register's Office, and as amended as to table of floor areas of record in Book 5056, page 872, Book 5088, page 360, Book 5151, page 206, Book 5223, page 789 and in Book 5302, page 667, to which plat reference is here made for a more complete description.

Being the same property conveyed to Joseph T. Howell, Jr. and wife, Carroll Cole Howell of record in Book 5227, page 22, REgister's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 5041, page 433, setback lines, easements and other such limitations as shown on the Plan of record in Book 4860, page 115, as revised in Book 4860, page 124, and in Book 5050, page 98, as amended as to table of floor areas of record in Book 5056, page 872, in Book 5088, page 360, Book 5151, page 206, Book 5223, page 789, and in Book 5320, page 667, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 28,000.00

Subscribed and sworn to before me, this the 16th day of April 19 79

Affiant Marie S. Austin

My commission expires: March 26, 1979 (Affix Seal)

Notary Public Mac Smith

This is ~~unimproved~~ (X) improved property, known as 2107 Hobbs Court, Nash Co. Tn 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 .....

.....Grantee, 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,* except as stated above, and 1979 taxes prorated and payment thereof assumed by Grantees.

We .....*further covenant and bind* .....ourselves, our.....*heirs and representatives, to warrant and*

forever defend the title to said real estate to said .....Grantees, their.....

.....

~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness ....our.... *hand* .S..... *this* .....16th..... *day of* ...April.....,19 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Joseph T. Howell Jr.
JOSEPH T. HOWELL, JR.

Carroll Cole Howell
CARROLL COLE HOWELL

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,* Joseph T. Howell, Jr. and wife, Carroll Cole Howell

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* 16th *day of* April, *19* 79

Notary Public

Commission expires Nov 26, 1979

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 .....

6665

WARRANTY DEED

FROM

JOSEPH T. HOWELL, JR. AND WIFE, CARROLL COLE TO HOWELL

WILLIAM WARD AUSTIN AND WIFE,

MARIE S. AUSTIN

F-24665

IDENTIF. REFERENCE

APR 18 9 17 AM '79

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Madison Title Company

Greenhills Office

Phone 298-2661 3815 Cleghorn Ave.
NASHVILLE, TENN. 37215

Representing

Chicago Title Insurance Company
CHICAGO, ILLINOIS

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			28000.00- CO	
			72.80 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	77.30-
6665A	04/18/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 2 4 6 6 5

IDENTIFICATION REFERENCE

APR 18 9 17 AM '79

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

No. 677987