BOOK 5501 PAGE 99

Form No. WD-1

2618 09/19 176.28- CHECK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF SEPTEMBER, 19 79

Notary Public

MY COMMISSION EXPIRES: 3-23-83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 1102 KERMIT DRIVE, #203, NASHVILLE, TN 37217
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James A. Austin, Jr. (NAME) | The Galbreath Mortgage Company (NAME) | MAP 156-2 |
| 890 Beech Bend Drive (STREET ADDRESS OR ROUTE NUMBER) | 101 East Town Street (STREET ADDRESS) | PARCEL 124 |
| Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP) | Columbus, Ohio 43215 (CITY) (STATE) (ZIP) | 9D-61498 |

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, C & S Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Austin, Jr. and wife Delores S. Austin

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:

FILE BOX

3

BEING Lot No. 624 on the plan of Harpeth Woods, S/D, Section of Harpeth Valley Park, of record in Plat Book 4860, Page 111, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to C & S Builders, Inc., by deed from Roy Shainberg, Reynold Bubis, and Edward T. Goldstein, Trustees, of record in Deed Bok 5334, Page 557, Register's Office for said County.

THIS conveyance is subject to restrictive covenants of record in Book 5051, Page 92, Book 5197, Page 123, and Book 5228, Page 718, Register's Office for said County.

THIS conveyance is subject to any and all zoning regulations, building restrictions, and set-back lines, if any, and easements and rights-of-way for public utilities.

THIS conveyance is subject to any and all existing easements of record.

unimproved ( )
This is improved ( X ) property, known as 890 Beech Bend Drive (House Number) (Street) Nashville, TN 37221 (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 my hand this 13TH day of SEPTEMBER, 19 79

Alphonse H. Davis, Vice President of C & S Builders, Inc.

Kenneth Lyons, Secretary-Treasurer of C & S Builders, Inc.

STATE OF TENNESSEE
Davidson County

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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 _____, Tennessee, this _____ day of _____ 19 _____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Alphonse H. Davis and Kenneth Lyons with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the Vice-President and Sec.-Treasurer respectively of the C & S Builders, Inc the within named bargainor, and corporation, and that (he) as such XX, Vice-President and Sec.- Treasurer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Alphsone H. Davis as such Vice-President, and attesting the same by the said Kenneth Lvons as such Sec.- Treasurer

(his oath) (himself) (they)

Witness my hand and official seal at office at Nashville on this the 19th day of SEPTEMBER, 19 79

My commission expires 4-17-83

Renee Bennett
Notary Public

RENEE BENNETT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

FILE BOX 3

WARRANTY DEED

FROM
C & S Builders, Inc.

TO
James A. Austin, Jr.

F 52854

IDENTIF. REFERENCE

SEP 19 1 42 PM '79

FELIX [illegible] II REGISTER
DAVIDSON COUNTY, TENN.

Edward Sedon
Attorney-at-Law
1102 KERMIT DRIVE, SUITE 203
NASHVILLE, TENNESSEE 37217

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR BOOK 5501 PAGE 101

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 650[illegible] .[illegible]- [illegible] | |
| | | | 165.7[illegible] CO TX | |
| | | | .[illegible] PRFEE | |
| | | | 6.00 MORT D | |
| | | | CHECK 176.25- | |
| | | | 2610AD9/19/79 BAL .0[illegible] | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 52854

IDENTIF. REFERENCE

SEP 19 1 42 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 712887