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WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Douglas P. Dabbs	Mercantile Mortgage Company	91-16-369
311 Plus Park Boulevard (NAME)	P. O. Box 14569 (NAME)	F.B.11W-84660
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37217	St. Louis, Missouri 63178	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, WILLIE E. AUSBROOK and wife, JULIA M. AUSBROOK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DOUGLAS P. DABBS and RUDY THACKER and wife, SARAH A. THACKER

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:

Land in Davidson County, Tennessee, being Lot No. 108 on the Map of Valley View Subdivision, Section IV, as of record in Book 2330, Page 175, Register's Office for said County.

Beginning at a point in the southerly margin of Dakota Avenue, being the common corner of Lot Nos. 108 and 109; thence westerly 82.16 feet to a point, which is the beginning of a curve, having a radius of 20.0 feet; thence 31.3 feet around said curve to a point in the easterly margin of Sentinel Drive; thence southerly with said margin 90.06 feet to a point which is the common corner of Lots 107 and 108; thence easterly 102.1 feet to a point; thence northerly 110.0 feet to the beginning.

Being the same property conveyed to Willie E. Ausbrook and wife, Julia M. Ausbrook, by deed from Earl E. Burks and wife, Clara R. Burks, of record in Book 5313, page 808, said Register's Office, and being re-recorded in Book 5722, page 93, said Register's Office.

This Deed is subject to covenants, easements and restrictions of record.

It is understood and agreed that Grantee(s) will assume the indebtedness secured by a deed of trust of record in Book 5313, page 810, Register's Office for Davidson County, Tennessee, dated July 14, 1978, payable to Mercantile Mortgage Company.

unimproved ( )
This is improved (X) property, known as 314 Sentinel Drive, Nashville, TN 37209
(House Number) (Street) (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, successors, assigns 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 our hands this 16th day of March, 19 81

Willie E. Ausbrook
Willie E. Ausbrook

Julia M. Ausbrook
Julia M. Ausbrook

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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Personally appeared before me, Christie E. Smith, a Notary Public in and for said County and State, the within named Willie E. Ausbrook and wife, Julia M. Ausbrook the 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 1 day of March, 19 81

Commission Expires: My Commission Expires JAN. 15, 1983

Christie E. Smith

Notary Public

STATE OF)

COUNTY OF)

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he, they) as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such

WITNESS my hand and official seal at office at on this day of , 19

My Commission Expires:

Notary Public

WARRANTY DEED

FROM

TO

G 33472

IDENTIF. REFERENCE

MAR 17 10 50 AM '81

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

RETURN TO:

Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 29,634.34

Douglas P. Dabbs

Rudy Thacker

Subscribed and sworn to before me this 16 day of March, 1981

My Commission Expires:

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

29634.34- CO
76.96 CO TX
.50 PRFEE
6.00 WDEED
CHECK 83.46-
5280A03/17/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G33472

IDENTIFICATION REFERENCE

MAR 17 10 50 AM '81

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

No. 811976