This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM
JAMES K. EATON and wife

TONI C. EATON

TO
JOE H. AUSTIN

For draftsman's use

This Instrument Was Prepared By

MORRIS LEVINE, Attorney-at-Law
1119 Stahlman Bldg., Nashville, Tenn.

MAIL

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. Joe H. Austin (NAME)	1917 - 9th Ave. North, Same (NAME)	1W-13395
1917 - 9th Ave North (STREET ADDRESS OR ROUTE NUMBER)	Nash. Tenn. 37208 (STREET ADDRESS)	82-5-16
37208 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)
G 4 6 3 0 8

IDENTIF. REFERENCE

JUN 15 4 02 PM '81

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

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$2,695.25 ½> Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF June, 1981

Notary Public

MY COMMISSION EXPIRES: 1-30-83

(AFFIX SEAL)

For and in Consideration of the sum of Two Thousand Six Hundred Ninety-Five & 25/100 ($2,695.25) ---------- DOLLARS

of which One ($1.00) Dollar has been paid in cash by the grantee hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantee has assumed and agreed to pay the unpaid principal balance in the amount of Two Thousand Six Hundred Ninety-Four & 25/100 ($2,694.25) Dollars, secured by an Installment Deed of record in Book 5590, page 33, Register's Office for Davidson County, Tennessee, under the terms and conditions as set out in said deed;

we, James K. Eaton and wife, Toni C. Eaton,

have bargained and sold, and by these presents do transfer and convey unto the said Joe H. Austin, and his

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING the southerly 35½ feet of the easterly part of Lot No. 71 on D. T. McGavock's Plan of 98 Lots in North Nashville, of record in Book 21, page 7, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 71 fronts 35½ feet on the westerly side of Fourth Avenue, North, formerly Cherry Street, and runs back between parallel lines 100 feet, more or less, to a private alley.

BEING the same property conveyed to James K. Eaton and wife, Toni C. Eaton, by deed from Jack J. Cohen and wife, Bessie D. Cohen, and Leon Gilbert, of record in Book 5590, page 33, Register's Office for Davidson County, Tennessee.

1303 06/15 13.52- CHECK

BOOK 5757 PAGE 498

WD-2

This is unimproved ( ) improved (XX) property, known as 1731 Fourth Avenue North, Nashville, Tennessee
(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 Joe H. Austin, and his heirs and assigns, forever.

And we do covenant with the said Joe H. Austin 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, except as appears of record.

And we, James K. Eaton and wife, Toni C. Eaton, do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said Joe H. Austin and his heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand S this 11th day of June, 1981.

James K. Eaton

Toni C. Eaton

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James K. Eaton and wife, Toni C. Eaton,

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, Davidson County, Tennessee, this 11th day of June, 1981.

GRADY L. HALL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Grady L. Hall, Notary Public.

Commission expires 1-20-85.

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 singing the name of the corporation by self as .

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

, Notary Public.

Commission expires .....

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5757 PAGE 499

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

2695.25- CO
7.02 CO TX
.50 PRFEE
6.00 WDEED
CHECK 13.52-
1303A06/15/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.4.6.3.0.8

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IDENTIF. REFERENCE

JUN 15 4 02 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 827405