5892 09/01 96.20- CHECK

BOOK 5790 PAGE 41 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August 1981.

Notary Public

MY COMMISSION EXPIRES: January 22, 1984

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & SPICER, ATTORNEYS
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Charles Benton Williams etux (NAME)	Bankers Mortgage Corporation (NAME)	103-4-121
1804 Blue Springs Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 786 (STREET ADDRESS)	
Franklin, TN 37064 (CITY) (STATE) (P. O. ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	25W-3890

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, John J. Austin and wife, Joy M. Austin,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Benton Williams and wife, Mary Elizabeth Williams,

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. 10, Block 2, on the plan of A Part of Sylvan Park, of record in Book 332, page 104, Register's Office for said County.

SAID Lot No. 10 fronts 50 feet on the northerly margin of Utah Avenue, formerly 7th Avenue and extends back between parallel lines 160 feet to an alley.

BEING the same property conveyed to John J. Austin and wife, Joy M. Austin, by deed from Lucy Chia-Yu Lou Martin and husband, Carl W. Martin, of record in Book 5095, page 112, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to Guaranty Mortgage Company of Nashville of record in Book 4932, page 814, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantees.

unimproved ( )
This is improved (X) property, known as 4406 Utah Avenue, Nashville, Tennessee 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 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 hand S this 31st day of August, 1981

John J. Austin

Joy M. Austin

STATE OF TENNESSEE
Davidson County

BOOK 5790 PAGE 42

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John J. Austin and Joy M. Austin,

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 31st day of August 19 81.

Commission expires January 22, 1984

Notary Public

STATE OF TENNESSEE
Davidson County

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 purposes 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 the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

JOHN J. AUSTIN ET UX

TO

CHARLES BENTON WILLIAMS ET UX

G 5 8 1 7 8

IDENTIF. REFERENCE

SEP 1 11 13 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WILKINS, ADAMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

Row 1, Box 8 dp

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5790 PAGE 43

FOR _____

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			34500.00-	CO
			85.70	CO TX
			.50	PRFEE
			6.00	MTGED
				CHECK 96.20-
			5852809/01/81	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

658178

IDENTIF. REFERENCE

SEP 1 11 13 AM '81

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

No. 841471