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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 4500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF ~~November~~ Dec 19 81.

Notary Public

~~MY COMMISSION EXPIRES:~~

(AFFIX SEAL)

File

THIS INSTRUMENT WAS PREPARED BY
J. M. Grissim, Attorney, 1400 American Trust Building, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joda F. Austin, Jr. (NAME)	SAME (NAME)	Map 70-0
110 East Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 40
Goodlettsville, TN 37072 (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, Raymond W. Runnels and wife, Maria E. Runnels,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joda F. Austin, Jr.,

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 the easterly 50 feet of the Northerly 175 feet of Lot No. 7 on the Map of H. E. Simpkins Subdivision of the L. G. Curtis Land, as of record in Book 547, page 39, Register's Office for said County.

Said Part of Lot No. 7 fronts 50 feet on the southerly side of Lincoln Street and runs back between parallel lines from the center of said Street 175 feet to a dead line.

Being the same property conveyed to Raymond W. Runnels and wife, Marie E. Runnels, by deed from Marvin Pugh and wife, Helen Pugh, of record in Book 4655, page 102, Register's Office for Davidson County, Tennessee; Maria E. Runnels and Marie E. Runnels, being one and the same person.

This is unimproved ( ) improved (X) property, known as _____ (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 hands this 29th day of October, 19 81

Raymond W. Runnels

Maria E. Runnels

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STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Billy Joe Curtis Jr, a Notary Public in and for said County and State, the within named Raymond W Runnels and wife Marie E Runnels

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 County, Tennessee, this 29 day of October 1981

Commission expires 8/21/83

Billy Joe Curtis Jr
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

2059 12/08 13.20- CHECK #

WARRANTY DEED

FROM

RAYMOND W. RUNNELS and wife,

MARIA E. RUNNELS

TO

JODA F. AUSTIN, JR.

G. 7 1 3 2 1

IDENTIF. REFERENCE

DEC 8 3 24 PM '81

FELIX Z. AILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

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RECEIVED OF _____

FOR _____

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
			4500.00- CO	
			11.70 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 18.20-	
			2059A12/08/81 BAL. .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.71321

IDENTIF. REFERENCE

DEC 8 3 24 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 857021