BOOK 5924 PAGE 649

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$56,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF August 19 82.

Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
John J. & Joy M. Austin (NAME)	Same (NAME)	103-4
4111 Nebraska Ave (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 385
Nashville Tn 37209 (CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	25W-5240

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 Rufus Gann, Jr. and Sarah Katherine Spann, Co-Executors of the will of Susie B. Gann of record in Will Book 135, page 70, Probate Court for Davidson County, Tennessee.

HEREINAFTER CALLED THE GRANTORS HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John J. Austin and wife, Joy M. 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:

BEING Lot No. 56 on the Plan of the West End Annex as subdivided by Sylvan Park Land Company, of record in Book 332, page 61, said Register's Office, to which plan reference is made for a more complete description.

BEING the same property conveyed to Rufus Gann and wife, Susie Gann by deed from E. B. Long and wifeBessie B. Long andWilliam McMurray and wife, Lizzie L. McMurray of record in Book 545, page 82, Register's Office for Davidson County, Tennessee. The said Rufus Gann pre-deceased Susie Gann who has since died and left her real property to her children with Rufus Gann, Jr. and Sara Katherine Spann as Co-Executors according to the Will in Will Book 135, page 70, Probate Court for Davidson County, Tennessee, with full power of sale and distribution provided in the Last Will.

Susie Gann and Susie B. Gann are one and the same person

TAXES for 1982 have been pro-rated and assumed by Grantees.

This is unimproved ( ) improved (XX) property known as 4111 Nebraska Avenue 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 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 13th day of August, 19 82

Rufus Gann, Jr. Co-Executor

Sarah Katherine Spann, Co-Executor

Sarah Katherine Spann - Co Executor

STATE OF TENNESSEE
Davidson County

BOOK 5924 PAGE 650

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rufus Gann, Jr. and Sarah Katherine Spann as Co-Executors of the Will of Susie B. Gann.

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 Nashville, Tennessee, this 11th day of August 19 82

Commission expires 4/21/85

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

Rufus Gann, Jr. and Sarah Katherine Spann, Co-Executors of the Will of Susie B. Gann

TO

John J. Austin and wife, Joy M. Austin

H. O. 4-2-3 T

IDENTIF. REFERENCE

Aug 13 3 13 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

File Box 24

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

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

RECEIVED OF _____

FOR _____

BOOK 5924 PAGE 651

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

56000.00- CO
145.60 CO TX
.50 PRFEE
6.00 WDEED
CHECK 152.10-
3517A08/13/82 94L .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

M. D. 4 2 3 T.

IDENTIF. T REFERENCE

AUG 13 3 13 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 896876