OFFICIAL RECEIPT

FORM NO. WD-1

BOOK 5971 PAGE 913

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,250.00

Robert H Gregory
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December, 1982.

Notary Public

MY COMMISSION EXPIRES: 1-19-86

(AFFIX SEAL)

File

THIS INSTRUMENT WAS PREPARED BY
I. Dyke Tatum, Attorney, Suite 200, Realtors Bldg., 306 Gay St., Nashville, TN 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert H. Gregory (NAME)	Third National Mortgage Company (NAME)	15DA 38500
1525-A Riverside Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2628 (STREET ADDRESS)	Map 83-3
Nashville, Tennessee 37206 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Par 23

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, WAYNE AUSTIN and wife, SHERYL AUSTIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT H. GREGORY

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. 3 and the westerly 7.4 feet of Lot No. 2 on the plan of R. T. Creighton's Subdivision of Lots Nos. 42 and 43, Brownsville, of record in Book 332, page 18, Register's Office for said County.

SAID Lot No. 3 and part of Lot No. 2 front together 64.8 feet on the southerly margin of Creighton Street and extend back 158.0 feet, more or less, on the easterly line and 167.14 feet on the westerly line to an alley in the rear, measuring 64.0 feet thereon.

BEING the same property conveyed to Wayne Austin by deed from Dale Fox and Robert Payne of record in Book 5508, page 860, 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 Grantee to assume the unpaid balance of two mortgages, the first to Third National Mortgage Company, of record in Book 5547, page 113, Register's Office for Davidson County, Tennessee, and the second to Royal Crest Homes, Inc., of record in Book 5957, page 111, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the first mortgage deed of trust is hereby transferred to the said Grantee.

This is unimproved ( ) improved (X) property, known as 100 Creighton Avenue, Nashville, Tennessee 37206
(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 1st day of December, 19 82

Wayne Austin
Wayne Austin

Sheryl Austin
Sheryl Austin

OFFICIAL RECEIPT

STATE OF TENNESSEE
Davidson County

BOOK 5971 PAGE 914

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WAYNE AUSTIN and wife, SHERYL AUSTIN

the bargainors, 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 1st day of December 1982

Commission expires 1-19-86

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

WAYNE AUSTIN ET UX

TO

ROBERT H. GREGORY

I. DYKE TATUM, Attorney
Suite 200, Realtors Building
306 Gay Street
Nashville, Tennessee 37201

H 19713

IDENTIF. REFERENCE

Dec 1 2 44 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____ BOOK 5971 PAGE 915

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
			35250.00- CO	
			91.52 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	98.02-
			2944A12/01/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 1 9 7. 1 3

T. IDENTIF. REFERENCE

DEC 1 2 44 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 913309