BOOK 6032 PAGE 152

STATE OF TENNESSEE }
COUNTY OF Davidson }

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

55,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31ST DAY OF MARCH 19 83

Notary Public

MY COMMISSION EXPIRES: 9/24/85

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Austin, Jr. (NAME)	Commerce Union Bank (NAME)	3DZ-52520
2525 Miami Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	52-13
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	31

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, Ruby S. Otto

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Austin, Jr., unmarried

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. 8 on the Plan of McCauley's Subdivision of Part of Lot 7 on the Robert Young Farm, as recorded in Book 547, page 123, Register's Office for said County.

Said Lot No. 8 fronts 50 feet on the westerly margin of Miami Avenue (as widened) and runs back between parallel lines, measuring 215 feet, more or less, to a dead line at the rear.

BEING the same property conveyed to Ruby S. Otto, by Quitclaim Deed from Melissa Anne Jenkins, of record in Book 5927, page 290, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

William T. Otto joins in this conveyance to convey whatever right, title or interest he may have in said property.

This is improved (XX) unimproved ( ) property, known as 2525 Miami Avenue (House Number) (Street) Nashville, TN 37214 (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 my hand this 31ST day of MARCH, 19 83

Ruby S Otto William T. Otto

Ruby S. Otto

STATE OF TENNESSEE }
County of Davidson }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ruby S. Otto and husband, William T. Otto

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31ST day of MARCH, 19 83.

Commission expires 7/2/85

Notary Public

STATE OF TENNESSEE }

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

Ruby S. Otto

TO

James R. Austin, Jr.

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

PUSH

IDENTIFICATION REFERENCE

APR 5 9 18 AM '83

FELIX E. MILLER III REGISTER
DAVIDSON COUNTY, TN

H 4 0 0 2 6

OFFICIAL RECEIPT

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

RECEIVED OF BOOK 6032 PAGE 154

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
			55000.00- CO	
			143.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	149.50-
			B011A04/05/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 400 26

IDENTIF. REFERENCE

APR 5 6 18 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 939812