| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| R. NEAL AUSTIN | FIRST FAMILY MORTGAGE | 133-1 |
| (NAME) 533 Elgin | (NAME) 2900 WEST OGDEN AVE. | Par 259 Ja |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn. 37211 | (STREET ADDRESS) LESLE, IL. 60532 | |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

**WARRANTY DEED** BOOK 6107 PAGE 758

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,

RAYBURN A. MC CAFFERTY AND WIFE, CAROL S. MC CAFFERTY, HEREINAFTER CALLED THE GRANTORS

have bargained and sold, and by these presents do transfer and convey unto the said R. NEAL AUSTIN AND WIFE, ANNIE M. AUSTIN

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

BEING LOT NO. 184 ON THE PLAN OF SUNRISE HEIGHTS, SECOND PLAN, OF RECORD IN BOOK 421, PAGE 46, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 184 FRONTS 50 FEET ON THE SOUTHERLY MARGIN OF ELGIN STREET AND EXTENDS BACK BETWEEN PARALLEL LINES 150 FEET TO THE NORTHERLY MARGIN OF A 15 FOOT ALLEY.

BEING THE SAME PROPERTY CONVEYED TO RAYBURN A. MC CAFFERTY AND WIFE, CAROL S. MCCAFFERTY BY DEED FROM FRED L. IVEY AND WIFE, MAYRNA LOY IVEY, AS OF RECORD IN BOOK 5434, PAGE 909, SAID REGISTER'S OFFICE.

THE GRANTEES HEREIN ASSUME AND PROMISE TO PAY AN OBLIGATION EVIDENCED BY AN INSTRUMENT OF RECORD IN BOOK 5434, PAGE 912, SAID REGISTER'S OFFICE.

THE ESCROW ACCOUNT AS IT RELATES TO THIS PROPERTY IS HEREBY TRANSFERRED TO THE GRANTEES, AS IS THE HAZARD INSURANCE.

unimproved ( )
This is improved (X) property, known as 533 ELGIN STREET (House Number) (Street)
NASHVILLE, TN. (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 _____ day of JULY, 19 83.

x Rayburn A. McCafferty
RAYBURN A. MC CAFFERTY

x Carol S. McCafferty
CAROL S. MC CAFFERTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6107 PAGE 757

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named RAYBURN A. MC CAFFERTY AND WIFE, CAROL S. MC CAFFERTY

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, TN. this 29th day of JULY, 19 83.

My commission expires 10-21-84 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in ,
this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 31,582.66
This is equal to or greater than the property would bring at a fair and voluntary sale.

x R. Neal Austin

Sworn to and subscribed before me
this 29TH day of JULY, 1983.

My commission expires 10-21-84 Notary Public

This instrument was prepared by:

WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214T

Name Address

WARRANTY DEED

FROM

RAYBURN A. MC CAFFERTY ET UX

TO

R. NEAL AUSTIN ET UX

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

FELIX Z. MILLER, JR. REGISTER
DAVIDSON COUNTY, TN
Aug 2 | 59 PM '83

IDENTIF. REFERENCE

H.B. 4400

Mail to:
William G. Traber
P. O. Box 140255
Nashville, Tenn. 37214

# OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6107 PAGE 758

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

31582.66- CO
62.16 CO TX
.50 PRFEE
6.00 WDEED
CHECK 88.66-
6613A08/02/83 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

H64405

IDENTIF. REFERENCE

AUG 2 1 59 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 968220