This deed prepared by: ( ) Randolph H. Schneider, Attorney at Law, P.O. Box 724386
Atlanta, Georgia 30339

BOOK 6329 PAGE 550

File 4

SAFECO TITLE INSURANCE COMPANY

WARRANTY DEED

AE #7769
FILE NO. ERM #0106AD-80-13935

STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INDENTURE, Made the 24th day of June, 1984, between JAMES A. AUSTIN, JR. and DELORES S. AUSTIN

of the County of DAVIDSON, and State of TENNESSEE as party or parties of the first part, hereinafter called Grantor, and

ROBERT A. CARROLL AND WIFE, CAROL S. CARROLL,

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

LAND in Davidson County, Tennessee, being Lot No. 624 on the plan of Harpeth Woods Section of Harpeth Valley Park, of record in Book 4860, page 111, said Register's Office.

SAID Lot No. 624 fronts 77.0 feet on the northwesterly margin of Beech Bend Drive and extends back on the northeasterly line 174.6 feet to a witness line, for a total distance of 260.00 feet and on the southwesterly line 164.2 feet to a witness line, for a total distance of 257.3 feet to the center line of the Harpeth River measuring 56.6 feet thereon.

This conveyance is made subject to restrictive covenants and easements of record. (Recorded in Book 5051, page 92, and amended in Book 5197, page 123, and further amended in Book 5228, page 718, all in the Register's Office for Davidson County, Tennessee.)

BEING the same property conveyed to James A. Austin, Jr. and wife, Delores S. Austin, by deed from C & S Builders, Inc., of record in Book 5501, page 99, 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 grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to The Galbreath Mortgage Company of record in Book 5501, page 102, Register's Office for Davidson County, Tennessee, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantees.

The grantees further hereby assume the obligation of James A. Austin, Jr. and wife, Delores S. Austin, under the terms of the instruments creating the loan to idemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

07/02 219.44- CHECK

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Address of Grantee	Mail Tax Notice to	Map Parcel No.
Robert A. Carroll et ux 890 Beech Bend Drive Nashville, Tennessee 37221	Chemical Mortgage Company 101 East Town Street Columbus, Ohio 43215	156-2 124 9D-61498

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

Grantor warrants and will forever defend the right and title to the above described property unto Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the day and year above written.

James A. Austin Jr.
JAMES A. AUSTIN, JR.

Delores S. Austin
DELORES S. AUSTIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 21st day of June, 1984, before me personally appeared JAMES A. AUSTIN, JR. and DELORES S. AUSTIN to me known to be the person or persons described in and who executed the foregoing instrument and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and notarial seal.

Patricia C. Hammer
Notary Public

My Commission Expires:
October 13, 1984

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Grantee hereby swears or affirms that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $81,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me on this the 29th day of June, 1984.

Notary Public

My Commission Expires:
11-17-84

FILED
DAVIDSON COUNTY, TENN.
JUL 2 12 03 PM '84
IDENTIF. REFERENCE

133454

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6329 PAGE 552

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

81900.00- CAMT.
212.94 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 219.44-
0127A07/02/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T 13454

IDENTIF. REFERENCE

JUL 2 12 03 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0049299