This deed prepared by:
Asa Ambrister, Attorney
P. O. Box 50277
Nashville, Tennessee 37205

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James H. Austell and wife Violet B.	same	142-11
(NAME)	(NAME)	
7154 Birch Bark Drive		Parcel 25
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tennessee 37221		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged ~~WE~~

BOOK 6329 PAGE 760

RENA P. SMITH, herein called the Grantor

has this day bargained and sold, and do hereby transfer and convey unto the said JAMES H. AUSTELL and wife VIOLET B. AUSTELL, herein called the Grantees

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Valley West, Section 5, Davidson County of record in Book 4175, page 64, Register's Office for said County, to which reference is here made to said plan for a more complete and accurate description thereof.

Being the same property conveyed to Milton P. Smith and wife, Rena P. Smith by deed from C & S Builders, Inc. of record in Book 4340, page 178, Register's Office for Davidson County, Tennessee, the said Milton P. Smith having since died.

I 3 3 5 1 0

IDENTIF. REFERENCE

JUL 2 2 09 PM '84

REGISTER'S OFFICE DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 93,545.00

Subscribed and sworn to before me, this the 29th day of June, 19 84

Affiant Rena P. Smith

My commission expires: April 19, 1987 (Affix Seal)

Notary Public Mae Lea Ambrister

REGISTER'S OFFICE DAVIDSON COUNTY, TN.

~~unimproved~~ ( )
This is improved (X) property, known as 7154 Birch Bark Drive (House Number) (Street) P. O. Address: Nashville, Tennessee (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said JAMES H. AUSTELL and wife VIOLET B. AUSTELL *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except taxes for 19 84 which have been prorated and assumed by the Grantees. This conveyance is made subject to Restrictive Covenants of record in Book 3833, page 789, as amended in Book 3843, page 450 and further amended in Book 3838, page 501, RODC

I further covenant and bind myself and my *heirs and representatives, to warrant and forever defend the title to said real estate to said* James H. Austell and wife Violet B. Austell and their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand* this 29th *day of* June, 19 84, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Rena P. Smith
RENA P. SMITH

07/02 249.60 HEX

218

BOOK 6329 PAGE 761

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mrs. Asa Ambrister, *a Notary Public in and for said County and State,* RENA P. SMITH

the within named 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* 29th *day of* June, *19*84.

Commission expires April 19, 1987

Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

WARRANTY DEED

FROM
RENA P. SMITH
TO
JAMES H. AUSTELL and wife
VIOLET B. AUSTELL

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6329 PAGE 762

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
			93545.00- CAMT.	
			243.10 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	249.60-
0218A07/02/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 3 5 1 0

IDENTIF. REFERENCE

JUL 2 2 09 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0049382