FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 4,150.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF October, 1984.

Notary Public

MY COMMISSION EXPIRES: 11-6-87

(AFFIX SEAL)

mail →

THIS INSTRUMENT WAS PREPARED BY
Richard M. Davenport, Suite 301, Realtors Bldg., 306 Gay St., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Austin (NAME)	Same (NAME)	52-13
2525 Miami Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	45 & 46
Nashville, TN. 37214 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Patricia C. Tanley and Trecia B. Tanley

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

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:

TRACT I: Being Lot No. 45 on the plan of Wooddale Grove Annex, a subdivision in the Third Civil District of Davidson County, Tennessee, a plan of which is of record in Book 547, page 109 and 110 of the Register's Office for Davidson County, Tennessee.

SAID Lot No. 45 fronts 50 feet on the southeasterly side of Miami Avenue and extends back between parallel lines, 150 feet to a dead line.

BEING the same property conveyed to Patricia C. Tanley and Trecia B. Tanley by deed from the Davidson County Clerk and Master, of record in Book 5744, page 154, Register's Office for Davidson County, Tennessee.

TRACT II: Being Lot No. 44 in the plan of Wooddale Grove Annex, a plan of which is of record in Book No. 547, pages 109-110 of the Register's Office of Davidson County, Tennessee.

SAID Lot No. 44 fronts 50 feet on the southeasterly side of Miami Avenue and extends back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Patricia C. Tanley and Trecia B. Tanley by deed from the Davidson County Clerk and Master, of record in Book 5744, page 160, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as _____ (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 19th day of October, 1984

Patricia C. Tanley

Trecia B. Tanley

1738

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia C. Tanley and Trecia B. Tanley

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of October, 1984.

Notary Public

Commission Expires 11-1-87

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

IDENTIFICATION REFERENCE

I 5 8 9 9 2

OCT 25 12 25 PM '84
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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

4150.00- CAMT.
10.66 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 17.16-
1732A10/25/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-58992

T
IDENTIF. REFERENCE

OCT 25 12 23 PM '84
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0079944