405 Two Mile Pike, Goodlettsville, TN 37072

WARRANTY DEED

BOOK 6468 PAGE 519

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
JOHN W. RICHIE, ET UX	Farmers Mortgage, Inc.	Map 83-06
(NAME)	(NAME)	
517 North 17th Street	PO Box 780	Parcel 368
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37206	Waterloo, Iowa 50704	23W 16775
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------

----------($10.00)---------- *Dollars;*

cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

DAVID G. AUSTIN AND WIFE, DIANE E. AUSTIN, hereinafter referred to as Grantors, *has bargained and sold, and does hereby transfer and convey unto the said*

JOHN W. RICHIE AND WIFE, JULIE ANN RICHIE, hereinafter referred to as Grantees, their *(successors), heirs and assigns, certain real estate in* Davidson *County, Tennessee, as follows:,*

Land in Davidson County, Tennessee, being part of Lot No. 5 on the Plan of W. L. Horn's Spout Springs Tract, as of record in Plat Book 57, page 106, Register's Office for said County, described according to a survey made by W. B. Southgate, January 8, 1927, as follows:

BEGINNING on the easterly margin of North 17th Street, formerly Hughes Street, at a point 170 feet south of the southerly margin of Eastland Avenue; thence with the easterly margin of said Street, southwardly 45 feet; thence at right angles and parallel with Eastland Avenue, eastwardly 111 feet; thence northwardly and parallel with North 17th Street, 45 feet; thence westwardly and parallel with Eastland Avenue 111 feet to the beginning.

BEING the same property conveyed to David G. Austin and wife, Diane E. Austin, by deed of record in Book 5683, page 947, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 34,900.00

Affiant

Subscribed and sworn to before me, this the 11 day of December, 19 84.

My commission expires: 4/21/85 (Affix Seal)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is improved(XXX) unimproved ( ) property, known as 517 N. 17th Street, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their *(successors), heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.*

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 11 *day of* December, 19 84, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

David G. Austin

Diane E. Austin

1203

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *a Notary Public, in and for said County and State,* DAVID G. AUSTIN AND WIFE, DIANE E. AUSTIN

the within named 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 *this* 11 *day of* December, *19*84

Carolyn J. Waddey *Notary Public*

Commission expires 4/21/85

CAROLYN J. WADDEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 .....

I: 7 4 8 3 6

IDENTIF. REFERENCE

JAN 4 2 49 PM 1985

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

TO

EAST END TITLE, INC.
907 TWO MILE PARKWAY, E
GOODLETTSVILLE, TN 37072
615 - 859-4871

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

RECEIVED OF _____

FOR _____

BOOK 6468 PAGE 521

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

34900.00- CAMT.
90.74 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 97.24-
1203A01/04/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 4 8 3 6

IDENTIF. REFERENCE

JAN 4 2 45 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 98892