ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
CHARLES N. AUSTIN, ET UX 806 Maplewood Lane Nashville, TN 37216	Guaranty Mortgage Company P. O. Box 786 Brentwood, TN 37027	15D 02990 61-2-146

WARRANTY DEED BOOK 6534 PAGE 746

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of a certain Deed of Trust of record in Book 5229, Page 406, Register's Office for Davidson County, Tennessee, to secure to Fleet Real Estate Funding, the original principal amount of approximately $25,000.00, payable as therein specifie, I, Theresa G. Taylor, unmarried, have bargained and sold, and by these presents do transfer and convey unto the said CHARLES N. AUSTIN AND WIFE, KEENA J. 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. 13 on the Plan of Young Dale Subdivision, as of record in Book 2330, Page 22, Register's Office for said County.

Said Lot No. 13 described as beginning at a point in the westerly margin fo Glynda Drive, the common corner of Lot Nos. 13 and 14; thence with the line between said two lots, westwardly 215.8 feet to a point; thence northwestwardly 83 feet to a point in the southerly margin of Maplewood Lane; thence with the margin of the same, eastwardly 175.8 feet to a point, the beginning of a curve; thence continuing with the margin of same, around said curve having a radius of 25 feet, in a southeastwardly direction, 39.3 feet to a point in the westerly margin of said Drive; thence with the margin of the same, southwardly 64.6 feet to the beginning.

Being the same property conveyed to Theresa G. Taylor, unmarried by deed from David Wayne Wingfield and wife, Joyce A. Wingfield of record in Book 5229, Page 404, Register's Office for Davidson, Tennessee.

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.
Theresa G. Taylor having since married and being Theresa G. Taylor.
This is not the principal residence of the Grantor.

This is improved property, known as: 806 Maplewood Lane, Nashville, TN 37216

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 16 day of April, 1985.

Theresa G. Taylor

THERESA G. TAYLOR, unmarried

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6534 PAGE 747

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named THERESA G. TAYLOR, unmarried, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16 day of April, 1985.

Carolyn F. Waddey
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/8/89

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $34933.81.

Bonnie C. Duffy
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 16 DAY OF APRIL, 1985.

Carolyn F. Waddey
NOTARY PUBLIC

MY COMMISSION EXPIRES:
3/8/89

I 87035
IDENTIF. REFERENCE
APR 17 8 46 AM '85
DAVIDSON COUNTY, TN

This instrument was prepared by:

Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 832-0138

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

RECEIVED OF _____

FOR _____ BOOK 6534 PAGE 748

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

34933.81- CAMT.
90.74 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 97.24-
8557A04/17/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

197035

IDENTIF. REFERENCE

APR 17 8 46 AM '85

REGISTER
DAVIDSON COUNTY, TN

No. 125473