FORM NO. WD-1

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STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 6,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF July, 19 85

Donna K. Coote
Notary Public

MY COMMISSION EXPIRES: April 22, 1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Charles A. High, 323 Union Street, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Homer R. Ayers, Trustee (NAME)	Same (NAME)	52-13-45
100 New Hollow Pike (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	52-13-46
Goodlettsville, TN (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, James R. Austin et ux V. V. Austin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Homer R. Ayers, Trustee

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 James R. Austin et ux V.V. Austin by deed from Patricia C. Tanley and Trecia B. Tanley by deed of record in Book 6411, Page 219, 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 James R. Austin et ux V.V. Austin by deed from Patricia C. Tanley and Trecia B. Tanley by deed of record in Book 6411, Page 219, 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 21st day of June, 19 85

James R. Austin

V. V. Austin

STATE OF TENNESSEE }
~~Davidson County~~
Bedford

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Personally appeared before me, Annette R. Burns, a Notary Public in and for said County and State, the within named James R. Austin and wife, Ann V. Austin

the bargainor, 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 Shelbyville, Tennessee, this 21st day of June, 1985.

Annette R. Burns
Notary Public

Commission Expires October 12, 1986

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 _____

J 1: 9 4' 7. 4:

IDENTIF. REFERENCE

Jul 10 8 14 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

TO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

6098.10- CAPT.
15.60 CSTAX
.50 PRFEE
6.00 WDEED
CASH 22.10-
6098A07/10/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1 9 4 7. 4.

IDENTIF. REFERENCE

JUL 10 8 14 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 152339