file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Susan P. Austin 908-B Russell Street Nashville, TN 37206	City Federal Savings and Loan Association 1141 East Jersey Street Elizabeth, NJ 07201	82-16-A-4 18W-15964

WARRANTY DEED

BOOK 6741 PAGE 268

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Edgefield Development Group, a Tennessee partnership composed of Steve Hays, Ron Gobbell, and Ralph Jones hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Susan P. Austin, unmarried hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 4 on the Plan of Edgefield Townhomes, a Planned Unit Development, of record in Book 6250, page 3, Register's Office for said County, and being more particulary described as follows: Beginning at a point in the southeasterly margin of Russell Street being the common front corner of Lots 3 and 4 of said Subdivision; thence, leaving the southeasterly margin of Russell Street with the common line of said Lots 3 and 4 southeastwardly 36.00 feet to an iron pin; thence southwestwardly 5.00 feet to a point; thence S 24 degrees 55 minutes 56 seconds E 64.81 feet to an iron pin in the common rear corner of said Lots 3 and 4; thence S 65 degrees 04 minutes 04 seconds W 16.00 feet to an iron pin in the common rear corner of Lots 4 and 5 of said Subdivision; thence with the common line between said Lots 4 and 5 N 24 degrees 55 minutes 56 seconds W 100.81 feet to the southeasterly margin of said Russell Street; thence with said margin N 65 degrees 04 minutes 04 seconds E 21.00 feet to the point of beginning.

BEING part of the same property conveyed to Edgefield Development Group, a Tennessee partnership composed of Steve Hays, Ron Gobbell and Ralph Jones by Quitclaim deed from Steve Hays, Ron Gobbell and Ralph Jones of record in Book 6273, page 125, Registers's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6285, page 735, said Register's Office, and to the matters set forth in the above referenced plan of record.

The property herein conveyed is subject to restrictive covenants of record in Book 3368, page 23, Book 4565, page 665, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (un)improved property, known as 908-B Russell Street, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 16th day of December, 1985.

Edgefield Development Group
By: _____
Steve Hays, partner
BY: Travis Berry French, Atty. in Fact

Edgefield Development Group
By: _____
Ron Gobbell, partner BY: Travis Berry French
Attorney in Fact

Edgefield Development Group
By: _____
Ralph Jones, partner

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5741 PAGE 269

Personally appeared before me, the undersigned. a Notary Public in and for said County and State, the within named Travis Berry French, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Ron Gobbell (also known as Ronald V. Gobbell) and Steve Hays (also known as Steven M. Hays), as their Attorney in Fact as the free act and deed of the within named Ron Gobbell and Steve Hays.

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

Christy Wilkins Ivey
NOTARY PUBLIC

My commission expires: 11-1-87

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 69,000.00.

Susan P. Austin
Affiant

Subscribed and sworn to before me, this the 16th day of December, 1985.

Christy Wilkins Ivey
Notary Public

My Commission Expires: 11-1-87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared ~~Steve Hays, Ron Gobbell~~ and Ralph Jones, with whom I am personally acquainted, or himself proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged ~~themselves~~ to be the ~~partners~~ of Edgefield Development Group, the within named bargainor, a partnership, and that ~~they~~ as such ~~partners~~, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by ~~themselves~~ himself as ~~partners~~.

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

Christy Wilkins Ivey
NOTARY PUBLIC

My commission expires: 11-1-87

62690

IDENTIFICATION REFERENCE

WARRANTY DEED

from:
Edgefield Development Group

to:
Susan P. Austin, unmarried

Dec 19 | 29 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-24300

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

RECEIVED OF _____ BOOK 6741 PAGE 270

FOR _____

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

[illegible] CASH
175.40 CSTAX
.50 [illegible]
6.00 [illegible]
CHECK 185.90
0505A12/15/05 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.2690

IDENTIFICATION REFERENCE

Dec 19 1 29 PM '85

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 203317