FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson BOOK 6906 PAGE 716
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 1986

Notary Public

MY COMMISSION EXPIRES: 8/9/89

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

GREGORY M. GALLOWAY - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

| NAME | ADDRESS | MAP-PARCEL NUMBERS |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | |
| Jerry Austin (NAME) | First Investment Company (NAME) | MAP 133-6 |
| 3616 Floral Drive (STREET ADDRESS OR POST OFFICE NUMBER) | 4300 East Broad, P.O. Box 749 (STREET ADDRESS) | PARCEL 225 |
| Nashville, TN 37211 (CITY) (STATE) (P.O. ZIP) | Columbus, Ohio 43216 (CITY) (STATE) (ZIP) | 6DA-56337 |

FOR AND 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, Carroll B. Cordell and wife, Teresa A. Cordell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry Austin and wife, Teresa 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.

BEING Lot No. 7 on the Plan of Floral Park, as of record in Plat Book 3842, Page 16, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Carroll B. Cordell and wife Teresa A. Cordell by deed from Marcia J. Hepburn, Jaime Ray Hepburn, and Tracey Thomas Hepburn, of record in Book 5167, Page 547, Register's Office for said County.

1 6 8 6 0

IDENTIFICATION REFERENCE

JUL 2 2 31 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) unimproved (XX) property, known as 3616 Floral Drive, Nashville, TN 37211
(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 heir 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 30th day of June, 1986

Teresa A. Cordell

Carroll B. Cordell

BOOK 6906 PAGE 747

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named ~~Carroll B. Cordell and wife,~~ Teresa A. Cordell

the bargainor, ~~s~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidenc) and who acknowledged that ~~they~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of June, 19 86.

Commission expires 1/19/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon ~~his oath~~ ~~himself~~ (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that ~~(he)~~ as such _____ (they) and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 _____.

My commission expires _____

Notary Public

**WARRANTY DEED**

**FROM**

~~Carroll B. Cordell~~
Teresa A. Cordell

**TO**

Jerry Austin
~~Teresa Austin~~

**RETURN TO:**

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

GREGORY M. GALLOWAY
ATTORNEY AT LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 6906 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 |
|---|---|---|---|---|

670[illegible].00- CONT.
174.20 CSTAX
.50 PREF
6.00 MOT
CHECK 180.70-
2962A07/02/86 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

16860

IDENTIFICATION REFERENCE

Jul 2 2 31 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 266385