This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
G 252412 BOX # 35

WARRANTY DEED

BOOK 7002 PAGE 25

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
~~Harry R. Austin~~ (NAME)	~~Atlantic Coast Mortgage Company~~ (NAME)	
4552 Xavier Drive (STREET ADDRESS OR ROUTE NUMBER)	3975 university Drive, Suite 100/210 (STREET ADDRESS)	MAP 148-8
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Fairfax, Virginia 22030 (CITY) (STATE) (ZIP)	PARCEL 132

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- $10.00 ---------- *Dollars,*

Cash in hand paid by Harry R. Austin and wife, Debbie K. Austin and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Timothy Gordon Ryman, and wife, Beverly Kay Ryman

have this day bargained and sold, and do hereby transfer and convey unto the said Harry R. Austin, and wife, Debbie K. Austin

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of Oakwood Terrace, Section Two, as of record in Book 4460, pages 118 and 119, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Timothy Gordon Ryman and wife, Beverly Kay Ryman, by deed from Dennis R. Wiley and wife, Cherri L. Wiley of record in Book 6485, page 222, Register's Office of Davidson County, Tennessee.

50097.

IDENTIFICATION REFERENCE

Oct 7 9 32 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 60,900.00

Subscribed and sworn to before me this the 2nd *day of* October *19* 86

My commission expires: 3-11-90 *(Affix Seal)*

Affiant Harry R. Austin

Notary Public Peter A. Martin

unimproved ( )
This is improved ( ) property, known as 4552 Xavier Drive, Antioch, Tennessee 37013
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,

We further covenant and bind ourselves, our heirs 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.

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 2nd *day of* October *19* 86, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Timothy Gordon Ryman
Timothy Gordon Ryman

Beverly Kay Ryman
Beverly Kay Ryman

127

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7002 PAGE 26

Personally appeared before me ____the undersigned____, *a Notary Public in and for said County and State* ____Timothy Gordon Ryman, and wife, Beverly Kay Ryman____

*the within named bargainor*s ____, *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 ____Nashville____ *Tennessee, this* ____2nd____ *day of* ____October____, *19* 86

Commission expires 3-11-90 ____ *Notary Public*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ____, *a Notary Public of the State and County aforesaid, personally appeqred* ____ *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), 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 ____

WARRANTY DEED

FROM

Timothy Gordon Ryman etux

TO

Harry R. Austin etux

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

RECEIVED OF _____

FOR _____

BOOK 7002 PAGE 27

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
			60900.00 CAMT.	
			170.52 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	177.02
			1077A10/07/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50097

IDENTIFICATION REFERENCE

Oct 7 9 32 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 303674