BOOK 7038 PAGE 44

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,500.00

X Raymond Austin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF November, 1986

Notary Public

MY COMMISSION EXPIRES: 1-26-89
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RONALD L. STONE, SUITE 500, 176 Second Ave. No., Nashville, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Neil B. Chaffin & wife Sandra K. Chaffin (NAME)	-same- (NAME)	Map 119-1
326 Oriel Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 151
Nashville, TN 37210 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	6DA15888

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, RAYMOND J. AUSTIN AND WIFE FRANKIE M. AUSTIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NEIL B. CHAFFIN AND WIFE SANDRA K. CHAFFIN

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:

Land in Davidson County, Tennessee, being Lot No. 150 on the Map of Overhill City and W. H. Fox's Subdivision of Blocks Nos. 14, 15, 16, 20, 21, 29 and 30 of Cumberland Nurseries, as of record in Book 332 Page 21, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 150 fronts 50 feet on the north side of Rose Street and runs back between parallel lines with the west margin of Dortch Avenue, 150 feet to an alley in the rear.

Included in the above description, but excluded from this conveyance, is that portion of Lot No. 150 which was condemned for highway purposes as described in Consent Judgement of record in Book 4386, page 875, R.O.D.C., more particularly described to-wit:

Beginning at a point in the westerly margin of Dortch Avenue 98 feet north of the north margin of Rose Avenue; thence South 84 deg. 39 minutes west 50.9 feet to W. H. Smith's east boundary; thence with said boundary northwardly 50.5 feet to the southerly margin of an alley; thence with said alley eastwardly 50 feet to the westerly margin of Dortch Avenue; thence with said margin south 6 deg.08 minutes west 52 feet to the point of beginning and containing 2,812 square feet.

Being part of the same property conveyed to Raymond J. Austin and wife Frankie M. Austin by installment deed from Dorothy W. Smith widow of J. E. Smith of record in Book 6617, page 860, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 314 Ross Street, Nashville, Tennessee 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 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 hands this 10th day of November, 1986

X Raymond Austin

X Frankie Austin

11/13/86 0:55 PM 0:55 PM

BOOK 7038 PAGE 45

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, Donald L. Stowe, a Notary Public in and for said County and State, the within named Raymond J. Austin and wife, Frankie M. Austin

the bargainor 5, 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 10th day of November, 1986.

Donald L. Stowe Notary Public

Commission Expires 1-10-89

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 _____

62478

IDENTIFICATION REFERENCE

Nov 12 1 15 PM '86

FELIX P. DYER, REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

Raymond J. Austin and wife,

Frankie M. Austin

TO

Neil B. Chaffin and wife

Sandra K. Chaffin

Attorneys Title Company, Inc.
Titles Guaranteed

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

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

RECEIVED OF _____

FOR _____

BOOK 7038 PAGE 46

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

27500.00- CAMT,
77.00 CSTAX
.50 PRFEE
6.00 WDE
CHECK 33.50-
SUBAL 11/12/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62478

IDENTIFICATION REFERENCE

Nov 12 1 15 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 11113