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file #0

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 405,000.00

Patricia W. Layman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF February, 19 87

Kenneth R. Elliott
Notary Public

MY COMMISSION EXPIRES: July 18, 1987
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Bone, Langford & Armistead, Suite 900, 2100 West End Avenue, Nashville, Tennessee 37203
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George W. Layman (NAME)	Investors Federal Savings Bank (NAME)	07DA 91450
301 St. James Park Drive (STREET ADDRESS OR ROUTE NUMBER)	109 Walton Ferry Road (STREET ADDRESS)	117-13-B 99.00 TO
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	Hendersonville, TN 37075 (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, Timothy T. Austin, d/b/a Tim Austin Construction Company, and wife, Jennifer L. Austin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George W. Layman and wife, Patricia W. Layman

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. 301, on the Plan of Abbottsford of record in Plat Book 6250, pages 419-421, and amended in Book 6591, page 352, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Timothy T. Austin d/b/a Tim Austin Construction Company by deed from Abbott Martin Corporation, a Tennessee corporation, of record in Book 6643, page 904, said Register's Office for Davidson County, Tennessee.

Jennifer L. Austin has joined in the execution of this instrument for the express purpose of consenting to the terms hereof and conveying any interest she may have in the property by reason of marriage or otherwise.

9:32:16
IDENTIFICATION REFERENCE
FEB 12 10 30 AM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is { unimproved } property, known as 301 St. James Park Drive, Nashville, TN 37215
{ improved } X
(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 his hand this 10th day of February, 19 87

Timothy T. Austin

Jennifer L. Austin

02/12/87 0.50 3845

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Kenneth P. Ezell, Jr., a Notary Public in and for said County and State, the within named Timothy T. Austin, d/b/a Tim Austin Construction, and wife, Jennifer L. Austin

the bargainor___, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of February, 19 87.

Kenneth P. Ezell, Jr. Notary Public

Commission Expires July 18, 1987

KENNETH P. EZELL JR. NOTARY PUBLIC AT LARGE

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 _____

WARRANTY DEED

FROM
Timothy T. Austin, d/b/a Tim Austin Construction

TO
George W. Layman and wife, Patricia W. Layman

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

405000.00- CAMT.
134.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 140.50-
98:5A02/12/87 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 3 2 1 6

IDENTIFICATION REFERENCE

FEB 12 10 38 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 45184