BOOK 7258 PAGE 548

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $29,500.00

Robert C. Donnell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF June 1987.

B. Edwards
Notary Public

MY ~~COMMISSION EXPIRES~~: Dep Reg.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Earl J. Porter, Jr. Atty. (cd) 214-Third Ave. No. Nashville, Tn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elliott Auguster ETUX (NAME)	L. A. Newman & Company Inc., (NAME)	82-7-460
817-North 5th Street (STREET ADDRESS OR ROUTE NUMBER)	107-Third Avenue North (STREET ADDRESS)	F.Bk. 20W 28530
Nashville, Tn. 37207 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37201 (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, Billy C. Donnell & wife Clara W. Donnell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elliott Auguster & wf. Antoinette K. Auguster

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. 39 in Miller's Addition to Edgefield, now East Nashville, a plan of said Subdivision being of record in Book 57, page 133, Register's Office for said County.

Said Lot No. 39 fronts 50 feet on the easterly side of North 5th Street and runs back between parallel lines 170 feet to an alley. Said property being known as No. 817 North 5th Street, Nashville, Tennessee.

Being the same property conveyed to Billy C. Donnell & wf. Clara W. Donnell, by deed from Howard W. Jackson & wife Virgie Lee Jackson in Book 6361 Page 407 Register's Office for Davidson County, Tennessee.

3 3 0 4 7

IDENTIFICATION REFERENCE

JUN 4 1 24 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is ~~unimproved ( )~~ improved (X) property, known as 817 (House Number) North 5th Street (Street) Nashville, Tennessee (P. O. Address) 37207 (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 my hand this 2nd day of June, 19 87.

Billy C. Donnell

Clara W. Donnell

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Robert C. Donnell, a Notary Public in and for said County and State, the within named Billy C. Donnell & wf. Clara W. Donnell
Elliott Auguster & wf. Antoinette K. Auguster

the bargainor S, with whom I am personally acquainted, 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 June 1987

My Commission Expires January 19, 1988
Commission expires

Robert C Donnell
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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
Billy C. Donnell & wf. Clara W. Donnell

TO
Elliott Auguster & wf.
Antoinette K. Auguster

817-No. 5th St. Nashville, Tn. 37207

L. A. NEWMAN & COMPANY, INC.
107 3rd AVENUE NORTH
NASHVILLE, TENNESSEE 37201

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
			29500.00- CAMT.	
			82.60 CSTAX	
			.50 PRFE	
			6.00 WDED	
			CHECK	88.10-
			5356A06/04/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3304 7.

IDENTIFICATION REFERENCE

JUN 4 1 24 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.89737