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FORM NO. WD-1 REV. 10-86

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,000.00

Robert D. McGill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF December 19 87

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Walt, Dyer & James Attys., Suite 130,One Burton Hills Blvd., Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
Robert D. McGill (NAME)	Investors Federal Savings Bank (NAME)	
2525 Miami Avenue (STREET ADDRESS OR ROUTE NUMBER)	109 Walton Ferry Road (STREET ADDRESS)	3DZ-52520
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	52-13-31

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, James R. Austin, Jr., a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert D. McGill and wife, Janet Lee McGill

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. 8 on the Plan of McCauley's Subdivision of part of Lot No. 7 on the Robert Young Farm of record in Book 547, Page 123, said Register's Office.

SAID Lot No. 8 fronts 50 feet on the westerly margin of Miami Avenue (as widened) and runs back between parallel lines, measuring 215 feet, more or less, to a dead line at the rear.

BEING the same property conveyed to James R. Austin, unmarried by deed from Ruby S. Otto of record in Book 6032, Page 152, said Register's Office for Davidson County, Tennessee.

9439

IDENTIFICATION REFERENCE

Dec 31 8 49 AM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

MAIL EXT.

unimproved (X)
This is improved ( ) property, known as 2525 Miami Avenue, Nashville, TN 37214
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

4517 12/31 03CHECK 266.90

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 22nd day of December, 19 87

James R. Austin, Jr.

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James R. Austin, Jr., a single person

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of December 19 87

Commission expires 5-8-91

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

STATE OF TENNESSEE
Davidson County

On this _____ day of _____, 19____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19____.

My commission expires: _____

Notary Public

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 93000.00
				CON TX 260.40
				PRFEE 0.50
				WDEED 6.00
				TOTAL 266.90
				CHECK 266.90
12/31/87	01			08:52 0001 4517

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 4 3 9

IDENTIFICATION REFERENCE

DEC 31 8 49 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 49586