STATE OF TENNESSEE
COUNTY OF SUMNER }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, ~~FOR THIS TRANSFER~~ IS $ 72,500.00

Robert A. Laux
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF May, 19 88

Notary Public

MY COMMISSION EXPIRES December 29, 1990
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 111 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
ROBERT A. LAUX	DIAMOND MORTGAGE CORPORATION	15DZ 18430
(NAME) 3900 KATHERINE STREET	(NAME) 212 S. TRYON STREET, SUITE 700	61-15-286
(STREET ADDRESS OR ROUTE NUMBER) NASHVILLE , TN 37216	(STREET ADDRESS) CHARLOTTE, N.C. 28281	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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, ROBERT P. AUSBROOKS, SR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT A. LAUX AND WIFE, KAREN M. LAUX

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. 79 AND THE SOUTHERLY 46 FEET FRONT AND 41 FEET REAR OF LOT NO. 80 ON THE MAP OF M. N. YOUNG'S INGLEWOOD ANNEX, A RESUBDIVISION OF LOTS NOS. 1 TO 4, INCLUSIVE OF THE WILLIAMS 31-ACRE TRACT, AS OF RECORD IN BOOK 547, PAGE 197, AND DESCRIBED ACCORDING TO A LOAN SURVEY BY T. R. SANFORD, DATED MARCH 6, 1962, AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE NORTHEASTERLY CORNER OF THE INTERSECTION OF KATHERINE STREET AND NEWMAN AVENUE; THENCE NORTHEASTERLY ALONG THE EASTERLY MARGIN OF KATHERINE STREET 99 FEET TO AN IRON PIN; THENCE SOUTHEASTERLY PARALLEL TO AND 7 FEET FROM THE SOUTHERLY MARGIN OF LOT NO. 81, 175.2 FEET TO AN IRON PIN; THENCE SOUTHWESTERLY 89.6 FEET TO AN IRON PIN IN THE NORTHERLY MARGIN OF NEWMAN AVENUE, THENCE NORTHWESTERLY ALONG SAID MARGIN OF SAID AVENUE, 175 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO THE WITHIN NAMED GRANTOR(S) BY DEED OF RECORD IN DEED BOOK 4599, PAGE 145, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.

LUCY M. AUSBROOKS, SPOUSE OF ROBERT P. AUSBROOKS, SR., JOINS IN THIS CONVEYANCE FOR THE EXPRESS PURPOSE OF CONVEYING ANY AND ALL OF HER RIGHT TITLE AND INTEREST, INCLUDING ALL MARITAL AND HOMESTEAD RIGHTS, IN AND TO THE WITHIN DESCRIBED PROPERTY UNTO ROBERT A. LAUX AND WIFE, KAREN M. LAUX.

This is unimproved / improved X property, known as 3900 KATHERINE STREET , NASHVILLE , TN , 37216
(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 my hand this 13th day of May, 19 88

ROBERT P. AUSBROOKS, SR.: Robert P. Ausbrooks SR

LUCY M. AUSBROOKS : Lucy M. Ausbrooks

STATE OF TENNESSEE
County of SUMNER

Personally appeared before me, ROBERT P. AUSBROOKS, SR. AND LUCY M. AUSBROOKS

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of May, 1988

Commission expires December 29, 1990

W. K. GEORGAS, JR. Notary Public

STATE OF TENNESSEE
County of

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 _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this day of 19

Commission expires

Notary Public

3 0 9 7 8

IN ENTRY REFERENCE

FILED & WITNESSED IN REGISTER
DAVIDSON COUNTY, TN

MAY 17 9 08 AM '88

WARRANTY DEED

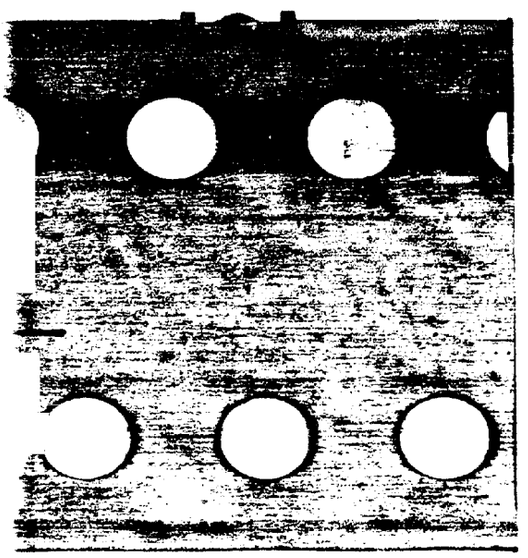
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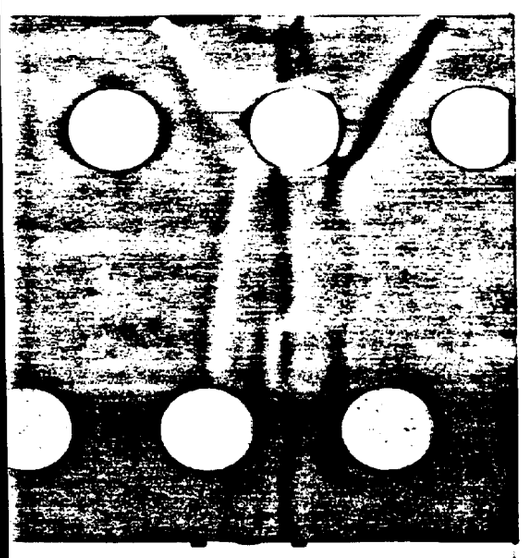
ROBERT P. AUSBROOKS, SR., et ux

TO

ROBERT A. LAUX, et ux

PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7545 PAGE 533

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

STATE TX	203.00
PRFEE	0.50
MISCEL	5.00
TOTAL	208.50
CHECK	208.50

30978

IDENTIFY REFERENCE

MAY 17 9 08 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 91856