THIS INSTRUMENT WAS PREPARED BY:
C. EDWARD COOMER, ATTORNEY AT LAW
Suite 230, 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Robert R. Austin 294 Tusculum Road Antioch, TN 37013	RIHT Mortgage Service Corporation P.O. Box 2127 Charlotte, NC 28211	Map 162-01-A Parcel 2

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged; including the assumption by the Grantees of the balance of an indebtedness to RIHT Mortgage Service Corporation secured by a Deed of Trust of record in Book 6916, page 76, Register's Office for Davidson County, Tennessee,

we, James T. Roland and wife, Jennifer P. Roland

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Robert R. Austin and wife, Hester Mae Austin

hereinafter called the Grantee(s), 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. 2 on the plan of Hickory Glade, Phase 1, of record in Book 6250, page 889, Register's Office for said County.

Said Lot No. 2 fronts 95.67 feet on the northerly margin of Tusculum Road and extends back 137.98 feet on the westerly line and 135.00 feet on the easterly line to a dead line in the rear measuring 115.00 feet thereon.

Being the same property conveyed to James T. Roland and wife, Jennifer P. Roland, by deed from W. L. Bainbridge, Inc. of record in Book 6916, page 73, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Declaration of covenants, conditions, and restrictions of record in Book 6824, page 929, and re-recorded at Book 6898, page 896; Book 6824, page 952, and re-recorded at Book 6898, page 919 and Book 6898, page 920, all in the Register's Office for said County.

( ) unimproved
This is (x) improved property at 284 Tusculum Road, Antioch, TN 37013

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 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 20th day of June, 1988.

James T. Roland
JAMES T. ROLAND

Jennifer P. Roland
JENNIFER P. ROLAND

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James T. Roland and Jennifer P. Roland the within named bargainors, 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 20th day of June, 1988.

My Commission Expires:
1-12-89

Phyllis Keenan
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 66,910.30.

Heidi Austen
AFFIANT

Subscribed and sworn to before me this 20th day of June, 1988.

My Commission Expires:
1-12-89

Phyllis Keenan
NOTARY PUBLIC

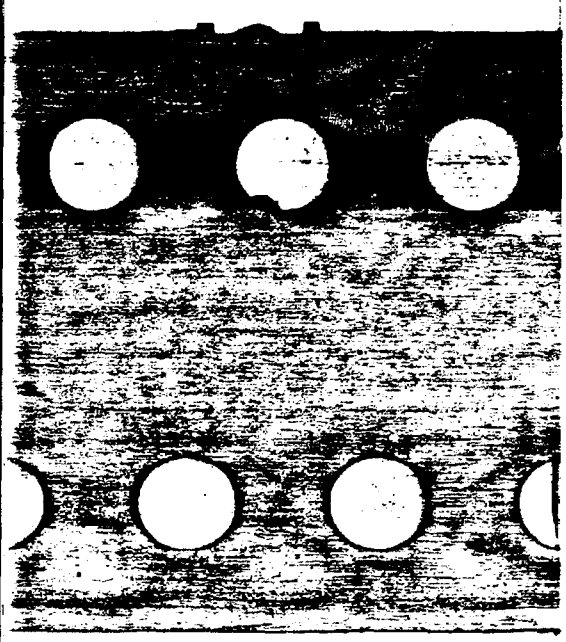
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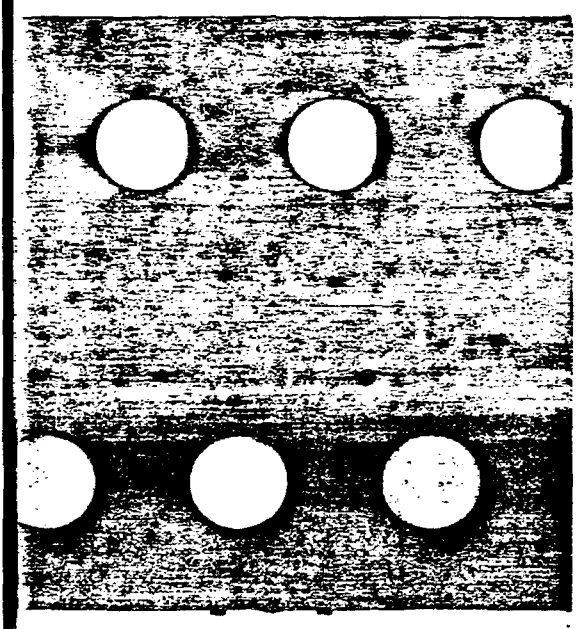
41991

IDENTIFICATION REFERENCE

JUN 21 8 24 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7578 PAGE 181

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 66910.30
				CON TX 187.32
				PRFEE 0.50
				WDEED 6.00
				TOTAL 193.82
				CHECK 193.82
06/21/88	01			08:27 0001 7727

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41991.

IDENTIFY REFERENCE

JUN 21 8 24 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 104527