Box 37

BOOK 7796 PAGE 210

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
James F. Austin c/o Capitol News Company, Inc. 499 Merritt Avenue Nashville, TN 37203	105-7-122	James F. Austin c/o Capitol News Company, Inc. 499 Merritt Avenue Nashville, TN 37203

This instrument prepared by: Boult, Cummings, Conners & Berry (BW)
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Ruth H. Austin, as to a one-third (1/3) undivided interest, and Mary Katherine Austin, Karen Sue Austin, Thomas J. Austin, Robert A. Austin and James F. Austin, as to the remaining two-thirds undivided interest (collectively, the "Grantors"), have bargained and sold, and by these presents do transfer and convey to James F. Austin, unmarried (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described as follows (the "Property"):

TRACT NO. 1:

Land in Davidson County, Tennessee, being the westerly half on Block "F" on the Plan of the Merritt-Hagen land in South Nashville, as of record in Minute Book "N", page 241, County Court Clerk's Office for Davidson County, Tennessee, and

STATE OF ~~TENNESSEE~~ KY
COUNTY OF McCRACKEN

The actual consideration or value, whichever is greater, for this transfer is $433,335.00.

Affiant: James F. Austin

Subscribed and sworn to before me this 11th day of March, 1989.

Notary Public
My Commission Expires: 3-12-91

including the East half of Brown Street as shown on said Plan lying between the west line of said Block and the East line of Brown Street as now located, described as follows:

BEGINNING at the northeast corner of Merritt Avenue and Brown Street, as now located; thence with the easterly margin of Brown Street northerly 293 feet to a point opposite the corner of Blocks "E" and "F"; thence easterly parallel with Merritt Avenue 216 feet to the westerly margin of an alley; thence with the westerly margin of said alley, southerly 293 feet to the northerly margin of said Avenue; thence with the northerly margin of said Avenue westerly 216 feet to the beginning.

TRACT NO. 2:

Land in Davidson County, Tennessee, being the southerly 107 feet of the westerly half of Block "E" on the Plan of Merritt-Hagen Lands in South Nashville as of record in Book "N", page 241, County Clerk's Office for Davidson County, Tennessee, and including part of Brown Street, now closed by Metropolitan Council Bill No. 72-189 described as follows:

Beginning at a point in the center of Brown Street (now closed), said point being the northwest corner of the property conveyed to William L. Austin, by deed of record in Book 4575, page 783, Register's Office for said County; thence along Austin's northerly boundary line, easterly 241 feet more or less to a point in the westerly margin of an alley; thence with said alley northerly 107 feet more or less to a point; thence westerly 241 feet more or less to a point in the center of Brown Street (now closed); thence southerly 107 feet more or less to the point of beginning.

Tracts 1 and 2 being the same property conveyed to William L. Austin by deeds of record from Birdie Hargrove, a widow, of record in Book 4575, page 783 and Book 5112, page 177, Register's Office for Davidson County, Tennessee. The said William L. Austin having since died on June 4, 1979, leaving a Last Will and Testament, dated February 17, 1973, and being the same property vested in the Grantors named herein by Order of the Probate Court for Davidson County, Tennessee, Docket No. 72988, of record in Book 434, page 538, said Register's Office, and pursuant to the Will of William L. Austin of record in Will Book 142, page 667, said Register's Office and that certain unrecorded Agreement regarding the estate of William L. Austin dated August 24, 1983 by and among Ruth Austin, individually and as executrix of the Will of William L. Austin, Mrs. Roy Hollingsworth, James F. Austin, Robert A. Austin et ex, Thomas J. Austin et ux, Mary Katherine Austin, Karen Sue Austin and Jean Hite.

None of the Grantors, either individually or collectively, nor any of their spouses (if married) have ever occupied the Property as their principal place of residence.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which are a lien but not yet due and payable.

2. Matters shown on the Plan of record in Minute Book N, page 241, County Court Clerk's Office.

This is improved property, known as 499 Merritt Avenue, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantors covenant with the Grantee that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantors further covenant and bind themselves to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this Deed this 11th day of March, 1989.

RUTH H. AUSTIN

MARY KATHERINE AUSTIN FAULKENBERG

KAREN SUE AUSTIN BRYANT

THOMAS J. AUSTIN

ROBERT A. AUSTIN

JAMES F. AUSTIN

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING ON THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF Ky

COUNTY OF McCRACKEN

Personally appeared before me, Jean Hite, Notary Public, Ruth H. Austin, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of March, 1989.

My Commission Expires: 3-12-91

NOTARY PUBLIC Jean Hite

STATE OF Ky

COUNTY OF McCRACKEN

Personally appeared before me, Jean Hite, Notary Public, Mary Katherine Austin Faulkenberg, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of March, 1989.

My Commission Expires: 3-12-91

NOTARY PUBLIC Jean Hite

STATE OF Ky

COUNTY OF McCRACKEN

Personally appeared before me, Jean Hite, Notary Public, Karen Sue Austin Bryant, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of March, 1989.

My Commission Expires: 3-12-91

NOTARY PUBLIC Jean Hite

STATE OF Ky

COUNTY OF McCracken

Personally appeared before me, Jean Hite, Notary Public, Thomas J. Austin, 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 11th day of March, 1989.

Jean Hite
Notary Public

My Commission Expires: 3-11-91

STATE OF Ky

COUNTY OF McCracken

Personally appeared before me, Jean Hite, Notary Public, Robert A. Austin, 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 11th day of March, 1989.

Jean Hite
Notary Public

My Commission Expires: 3-12-91

STATE OF Ky

COUNTY OF McCracken

BOOK 7796 PAGE 216

Personally appeared before me, Jean Hite, Notary Public, James F. Austin, 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 11th day of March, 1989.

Jean Hite

Notary Public

My Commission Expires: 3-12-91

JEAN WHITE NOTARY PUBLIC STATE AT LARGE KY

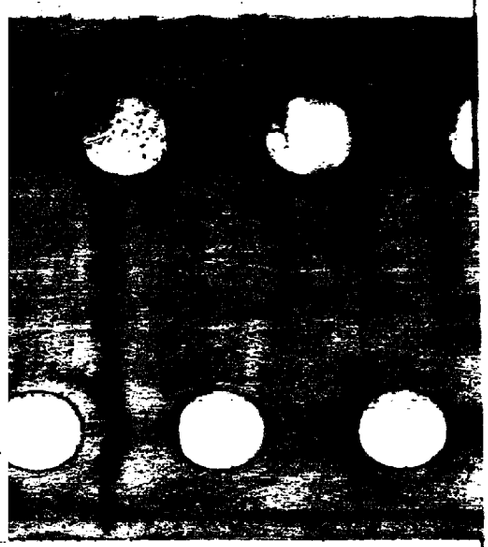
17601

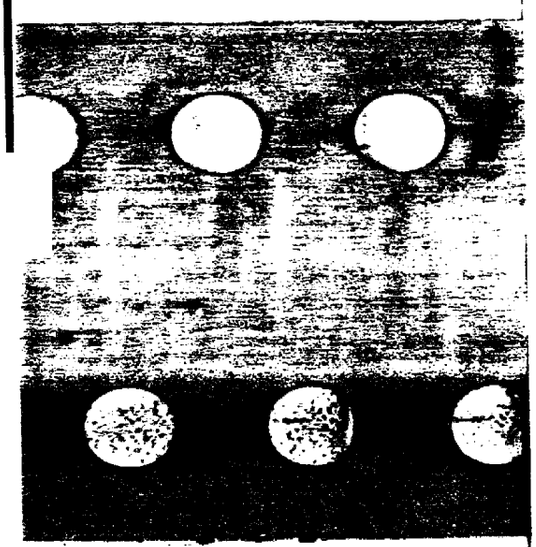
IDENTIFICATION REFERENCE

MAR 17 4 03 PM '89

KELLY Z WILSON CLERK DAVIDSON COUNTY TN

765 MAR 17 1989 03CHECK 1451.39





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

RECEIVED OF _____

FOR _____

BOOK 7796 PAGE 217

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	
	433335.00
CON TX	1429.89
PRFEE	0.50
MTGFEE	21.00
TOTAL	1451.39
CHECK	1451.39

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/17/89 01 16:07 0001 7065

I 7.6 0 I.

IDENTIFI REFERENCE

Mar 17 4 03 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 191584