BOOK 7816 PAGE 337

FORM NO. WD-1

MORTGAGEE:

Southern Communications Federal Credit Union
710 Fesslers Lane
Nashville, Tennessee 37210
ph. 254-13104

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13TH DAY OF April, 19 89.

Notary Public

MY COMMISSION EXPIRES: July 16, 1992

(AFFIX SEAL)

Mail

John R. Cheadle, Jr. THIS INSTRUMENT WAS PREPARED BY
Attorney at Law, 129 Second Avenue, North, Nashville, TN, 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey R. Austin and Christine I. Austin (NAME)	Same (NAME)	063-01-0-029-00
633 Nawakwa Trail (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Field Book
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	#11D84986

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, Alton Ray Henley and wife, Wanda Lois Henley,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey R. Austin and wife, Christine I. Austin

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 a part of the north part of Lot No. 1 of Nawakwa Hills Annex, as of record in Book 843, page 64, Register's Office for said County and described partially according to a copy of a survey made by H. Gee, dated September 13, 1951, and more particularly described according to a copy of a later survey made by H. Gee, dated 1963, as follows:

Beginning at a point in the south margin of Nawakwa Trail 210.13 feet from a concrete monument in the south margin of Nawakwa Trail as now located, the said monument being located at the beginning of a curve at the intersection of Nawakwa Trail and Neely's Bend Road; thence north 66° 13' east 105.0 feet to a point; thence extending back between two parallel lines 198.73 feet to a dead line in the rear measuring 105.0 feet thereon.

Being the same property conveyed to Alton Ray Henley and wife, Wanda Lois Henley, by deed from E. C. Chance and wife, Malinda E. Chance, of record in Book 3872, page 657, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 633 Nawakwa Trail, Madison, TN, 37115
(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 our hand s this day of April, 19 89.

Alton Ray Henley
ALTON RAY HENLEY

Wanda Lois Henley
WANDA LOIS HENLEY

STATE OF TENNESSEE
Davidson County

BOOK 7816 PAGE 338

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alton Ray Henley and Wanda Lois Henley

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 day of April 19 89

Commission expires July 18, 1992

Lea Ann Bethel
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

ALTON RAY HENLEY and wife,

WANDA LOIS HENLEY

TO

JEFFREY R. AUSTIN and wife,

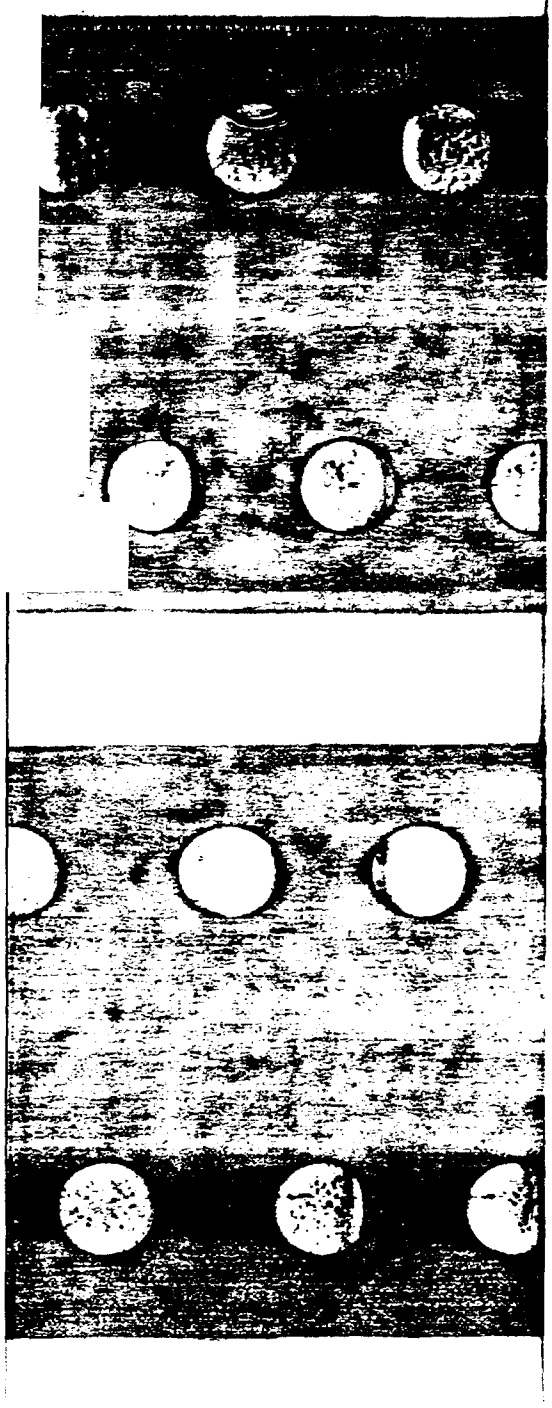
CHRSITINE I. AUSTIN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

5488 04/13 0101 03CHECK 194.60

246888

APR 13 11 15 AM '89



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7816 PAGE 339

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 57000.00
CON TX 188.10
PRFEE 0.50
WDEED 6.00
TOTAL 194.60
CHECK 194.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 15 0001 5488

24688

IDENTIFICATION REFERENCE

APR 13 11 15 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 199877