FORM NO WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $76,900.00

Janice K. Austin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May 19 89

Notary Public

MY COMMISSION EXPIRES: 3-11-91
(AFFIX SEAL)

File # 24718
Loan # 2368676

BOOK 7833 PAGE 193

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201

NAME / ADDRESS		
ADDRESS NEW OWNER (S) AS FOLLOWS: BRIAN C. AUSTIN	SEND TAX BILLS TO: Citizens and Southern Mortgage Corporation	MAP-PARCEL NUMBERS MAP 84-14
(NAME) 222 Dellrose Avenue	(NAME) P. O. Box 656	PAR 203
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN. 37214	(STREET ADDRESS) Tucker, GA- 30085-0656	3DZ-42326
(CITY) (STATE) (P.O ZIP)	(CITY) (STATE) (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, RICHARD G. AGEE and wife, JACQUELINE A. AGEE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRIAN C. AUSTIN and wife, JANICE K. 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 Lot No. 65 on the Plan of Donelson Meadows Subdivision, recorded in Book 1835, Page 35, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Richard G. Agee and wife, Jacqueline A. Agee by deed from Rema Boyd Martin recorded in Book 5429, Page 477, Register's Office for Davidson County, Tennessee.

2972 05/04 0101 03CHECK 260.27

30287

IDENTIFICATION REFERENCE

MAY 4 11 30 AM '89

FILED & WILLIAM M. [illegible]
DAVIDSON COUNTY, TENNESSEE

X 222 Dellrose Avenue, Nashville, TN. 37214

This is unimproved / improved property known as (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. Whenever 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 their hands this 1st day of May, 19 89

RICHARD G. AGEE Richard G. Agee

JACQUELINE A. AGEE Jacqueline A. Agee

BOOK 7833 PAGE 194

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RICHARD G. AGEE and wife, JACQUELINE A. AGEE

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of May, 19 89.

Notary Public

Commission Expires 3-11-91

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

RICHARD G. AGEE

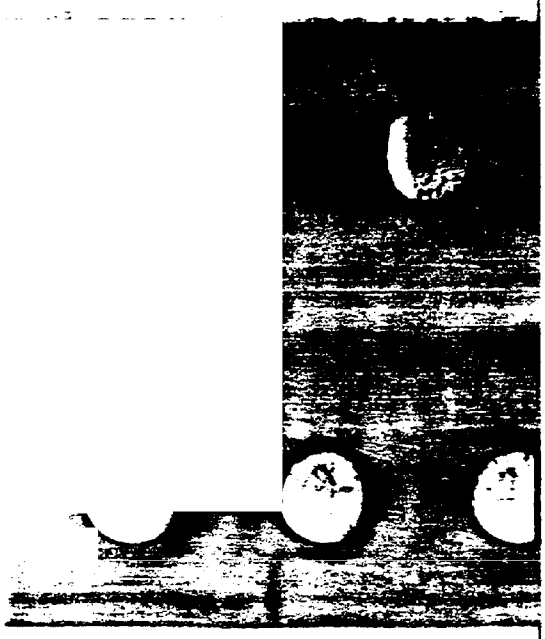
JACQUELINE A. AGEE

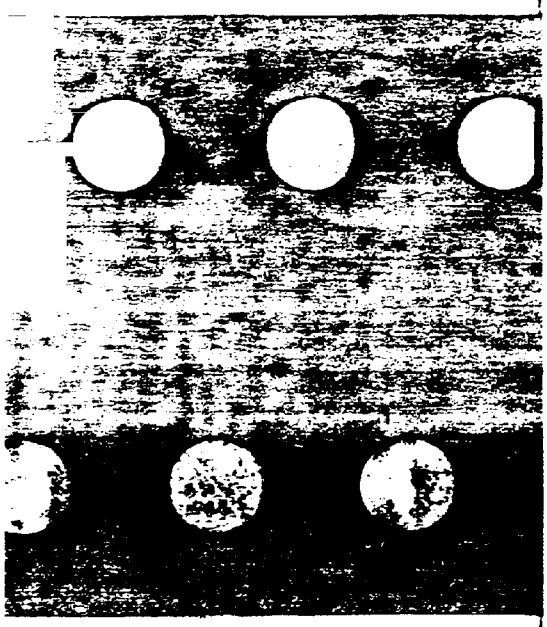
TO

BRIAN C. AUSTIN

JANICE K. AUSTIN

Saturn & Mazer, Attorneys
Row 1
Box 7





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7833 PAGE 195

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 76900.00
CON TX 253.77
PRFEE 0.50
WDEED 6.00
TOTAL 260.27
CHECK 260.27

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 05/04/89 01 31 0001 2972

30287.

IDENTIFICATION REFERENCE

MAY 4 11 30 AM '89
FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 206441