BOOK 7837 PAGE 221 BOX 10

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,386.62

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF May, 1989

Notary Public

MY COMMISSION EXPIRES 5-13-90

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY FROM INFORMATION FURNISHED BY THE PARTIES
PATRICIA SPICER CARDEN, ATTORNEY
101 Westpark Drive, Suite 350, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO /and Mortgagee is:	MAP-PARCEL NUMBERS
John W. Austin (NAME)	Lomas Mortgage USA, Inc. (NAME)	18W14410
605 S. 12th Street (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 660724 (STREET ADDRESS)	094-01-0-064.00
Nashville, TN 37206 (CITY) (STATE) (P O ZIP)	Dallas, TX 75266-0724 (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, Robert N. Hoff, II and wife, Karen E. Hoff

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John W. 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. 56 on the plan of Payne, Blakemore & Cummings Addition to Nashville, of record in Book 57, page 70 as amended in Book 57, page 81, Register's Office for said County.

Said Lot No. 56 fronts 50 feet on the easterly margin of 12th Street, also known as S. 12th Street, and extends back between parallel lines 161 feet to an alley.

Being the same property conveyed to Robert N. Hoff, II and wife, Karen E. Hoff by deed from Timothy B. Yandell of record in Book 7410, page 511, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth in the above referenced plan of record.

It is understood and agreed that a part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 6763, page 278 said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

unimproved ( )
This is improved (X) property, known as 605 S. 12th Street, (House Number) (Street) Nashville, TN 37206 (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 hands this 4th day of May, 1989

Robert N. Hoff, II

Karen E. Hoff

INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, Robert N. Hoff, II and wife, Karen E. Hoff

the within named 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 purpose therein contained.

WITNESS my hand, at office, this 4th day of May 1989

Carol Blewett Holloway
NOTARY PUBLIC

My commission expires:

[illegible]

CORPORATE ACKNOWLEDGEMENT

State of [illegible]

County of [illegible]

Before me, [illegible] of the state and county aforesaid, personally appeared [illegible], with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of the [illegible], the within named bargainor, a corporation, and that he as such [illegible], being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as [illegible].

WITNESS my hand and seal, at office in [illegible], this [illegible] day of [illegible], 19[illegible].

NOTARY PUBLIC

My commission expires:

[illegible]

WARRANTY DEED

FROM

Robert N. Hoff, II and wife,

Karen E. Hoff

TO

John W. Austin

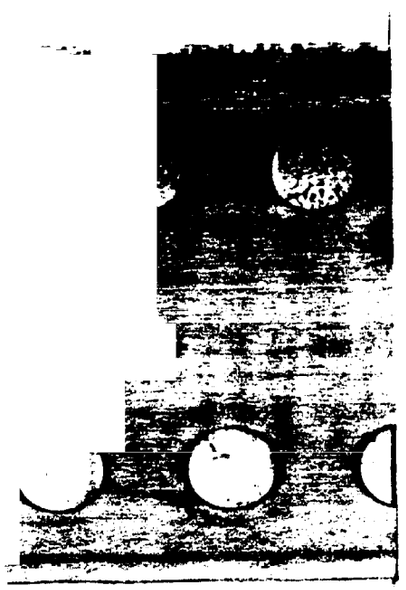
PATRICIA SPICER CARDEN
Attorney at Law
101 Westpark Drive, Suite 350
Brentwood, Tennessee 37027

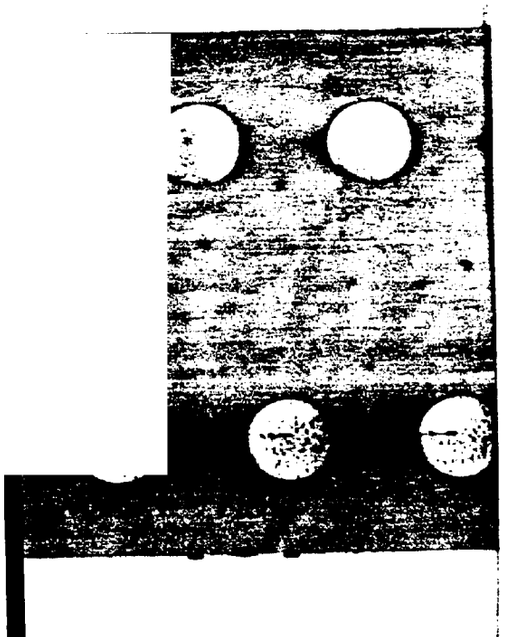
RETURN TO: MAIL TAX NOTICE TO: SEND TAX REFERENCE

MAY 9 2 52 PM '89

83.22 KCKCO3O 0101 05/09/89 4466

3 1 5 3 9





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7837 PAGE 223

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	23386.67
CON TX	77.22
PRFEE	0.50
MDEED	6.00
TOTAL	83.72
CHECK	83.72

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 05/09/89 01 14:53 0001 4466

31559

TENNESSEE REAL ESTATE TRANSFER

MAY 9 2 52 PM '89

FELIX Z. WILSON
DAVIDSON COUNTY

No. 207814