This Instrument Prepared By:

Lehman Land Title, Inc.
155 Franklin Road, Suite 151
Brentwood, Tennessee 37027

FILE BOX
#52

BOOK 7907 PAGE 538

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James E. Toplon	Bailey Mortgage Company	117-1-47.00
(NAME)	(NAME)	
705 Cantrell Avenue	200 South Lamar	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205	Jackson, MS 39201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------($10.00)---------- *Dollars.*

Cash in hand paid by James E. Toplon and wife, Ellen T. Toplon and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

William T. Austin and wife, Cynthia D. Austin

have this day bargained and sold, and do hereby transfer and convey unto the said James E. Toplon and wife, Ellen T. Toplon

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the southerly 40 feet of Lot No. 2 and the northerly 40 feet of Lot No. 3, of Block H on the Plan of W. M. Cantrell's Subdivision as of record in Book 332, page 85, Register's Office for said County.

Said parts of Lots 2 and 3 front together 80 feet on the westerly side of Cantrell Avenue and run back between parallel lines 221-1/4 feet to an alley.

Being the same property conveyed to William T. Austin and wife, Cynthia D. Austin by deed from Sherri B. West, unmarried by deed of record in Book 6480, page 711, Register's Office for Davidson County, Tennessee.

55303

IDENTIFICATION

AUG 4 11 12 AM '89

FELIX Z. WILKINSON
DAVIDSON COUNTY

2712 08/04 0101 03CHECK 617.50

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value whichever is greater, for this transfer is $ 185,000.00

Subscribed and sworn to before me this the 31st *day of* July *19*89

Affiant

My Commission expires: 5/19/91 *(Affix Seal)*

Notary Public Judy A. Lehman

NOTARY PUBLIC AT LARGE

unimproved ( )
This is improved XX *property, known as* 705 Cantrell Avenue Nashville, TN 37205
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 our hands this 31st *day of* July *, 19* 89*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William T. Austin

Cynthia D. Austin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 7907 PAGE 539

Personally appeared before me Judy A. Lehman *, a Notary Public in and for said County and State* ~~William T. Austin and wife, Cynthia D. Austin~~

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 purposes therein contained.*

Witness my hand and official seal at Brentwood *Tennessee, this* 31st *day of* July *, 19* 89

Notary Public

Commission expires 5/19/91 Judy A. Lehman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, _____ *, a Notary Public of 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* _____ *self to be* _____ *of the* _____ *, the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____ *.*

Witness my hand and seal, at office in _____ *, this* _____ *day of* _____ *, 19* _____ *.*

_____ *Notary Public*

Commission expires _____

WARRANTY DEED

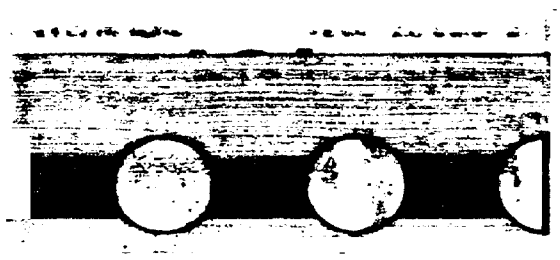
FROM

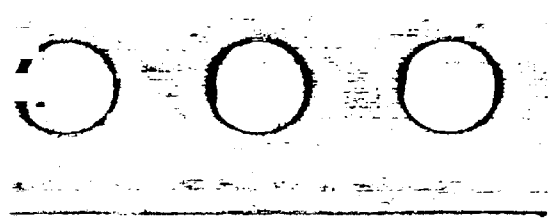
William T. Austin and wife,
Cynthia D. Austin

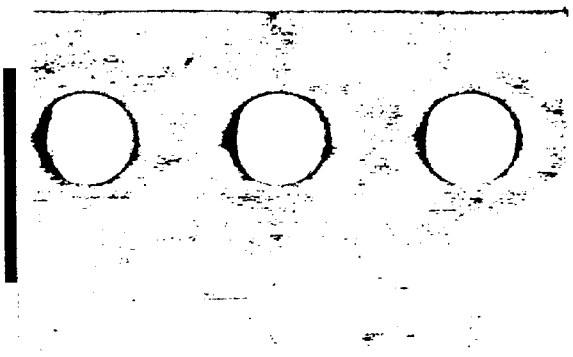
TO

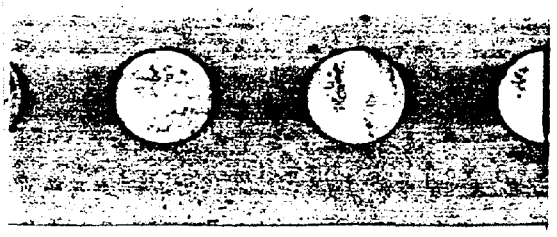
James E. Toplon and wife, Ellen T. Toplon

Compliments of
LEHMAN LAND TITLE, INC.
155 Franklin Road, Suite 151
Brentwood, Tennessee 37027
Phone (615) 371-8999









OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7907 PAGE 540

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

185000.00

CON TX	610.50
PRFEE	1.00
WDEED	6.00
TOTAL	617.50
CHECK	617.50

08/04/89 01 11:12 0001 2712

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.5303

IDENTIFICATION

AUG 4 11 12 AM '89

FELIX Z WILSON II REGISTER

DAVIDSON COUNTY

No. 236034