Pd 17

THIS INSTRUMENT WAS PREPARED BY: M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

WARRANTY DEED BOOK 7998 PAGE 393

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
John W. Austin, III 605 So. 12th St. Nashville, TN. 37206	Same	Map 82-03 Parcel 493

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged; including the assumption by the Grantee of the balance of an indebtedness to Mildred Bailey secured by a Deed of Trust of record in Book 7990, page 760, Register's Office for Davidson County, Tennessee,

I, Dwayne W. Bailey
hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

John W. Austin, III

hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Being Lot No. 116 on the Plan of Sharpe and Crutcher's Addition to northeast Nashville as of record in Book 57, page 82, said Register's Office. For a more complete description reference is hereby made.

Being the same property conveyed to Dwayne W. Bailey from M. Norris Jenkins, Substitute Trustee, by Substitute Trustee's Deed of record in Book 7788, page 302, Register's Office for Davidson County, Tennessee. Edith A. Bailey joins in this conveyance to convey any interest she may have as the wife of Dwayne W. Bailey.

unimproved ( )
This is improved (×) property, known as 1002 North 5th Street

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 assigns, to warrant and defend title 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 4 day of December, 1989.

Dwayne W. Bailey
DWAYNE W. BAILEY

Edith A. Bailey
EDITH A. BAILEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dwayne W. Bailey and Edith A. Bailey, the within named bargainors, 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 4th day of December, 1989.

My Commission Expires:
1-28-93

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $19,500.00.

AFFIANT

Subscribed and sworn to before me this 4th day of December, 1989.

My Commission Expires:
1-28-93

NOTARY PUBLIC

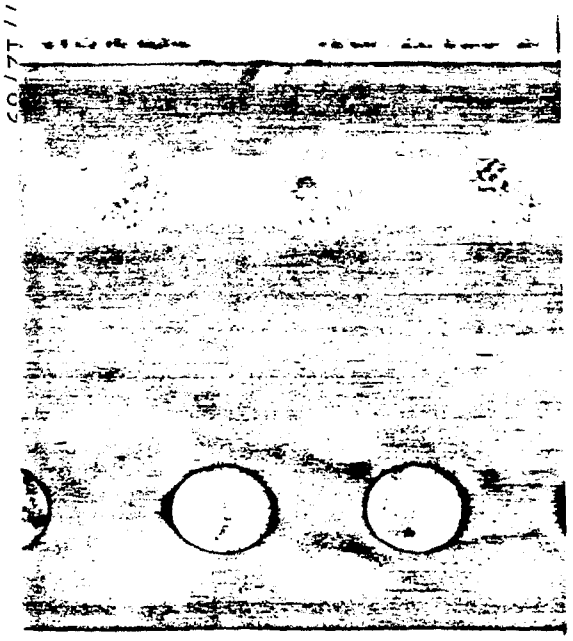
86943

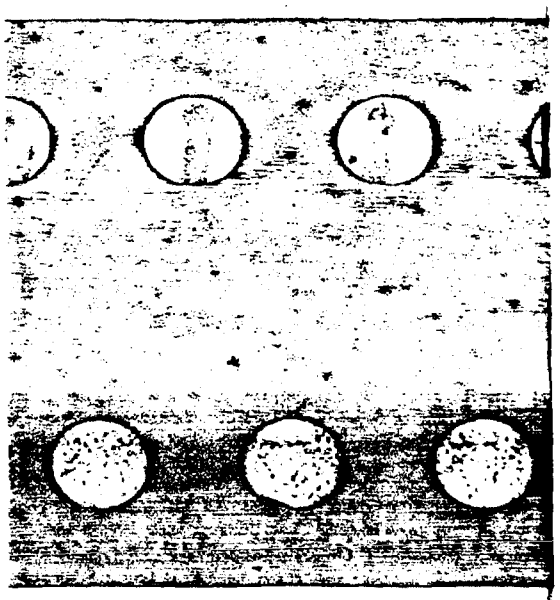
IDENTIF. TREFERENCE

Dec 5 9 30 AM '89

FELIX [illegible] REGISTER
DAVIDSON COUNTY TN.

1733 12/05 0101 03CHECK 71.35





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7998 PAGE 395

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 19500.00
CON TX 64.35
PRFEE 1.00
WDEED 6.00
TOTAL 71.35
CHECK 71.35

12/05/89 01 09:30 0001 1733

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

86943

IDENTIF. REFERENCE

DEC 5 9 30 AM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 272943