FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 126,000.00

Patricia L. Austin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF October 19 91

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 21, 1992

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS - 3401 WEST END AVE., SUITE 670 - NASHVILLE, TN 37203

NAME		ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO		MAP-PARCEL NUMBERS
Patricia L. Austin	First Republic Mortgage		104-15-0 055.00
(NAME)	(NAME)		
2623 Ashwood Avenue	6012 Wilmington Pike		24W 09385
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)		
Nashville, TN 37212	Dayton, Ohio 45459		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)		

FOR AND 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, Pamela D. Poteat and husband, Bobby Joe Hall

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patricia L. Austin, unmarried

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.

Being part of Lot No. 43 on the plan of Sunset Park Subdivision, of record in Book 332, page 132, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 43, which is a corner lot, fronts 50 feet on the southerly margin of West Ashwood Avenue and fronts 160.5 feet on the easterly margin of Natchez Trace (formerly 28th Avenue South and erroneously referred to in a prior deed as 25th Avenue South) and extends back 160.5 feet on the easterly line to a 48 foot line at the rear.

Being the same property conveyed to Pamela D. Poteat, unmarried, by deed from Roy D. Stamps, Jr. and wife, Karen Deonne Knies Stamps of record in Book 7690, page 279, Register's Office, Davidson County, Tennessee.

Subject to Grant of Easement and Agreement to Maintain of record in Book 8452, page 364, said Register's Office.

Bobby Joe Hall herein joins to convey any and all right and interest he may have; especially his marital rights.

5.2480

IDENTIFICATION

OCT 7 9 08 AM '91

0679 10/07 0101 03CHECK 473.20

This is improved (XX) unimproved ( ) property, known as 2623 Ashwood Avenue, Nashville, TN 37212
(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 my hand this 2nd day of October, 19 91

Pamela D. Poteat

Bobby Joe Hall

BOOK 8458 PAGE 980

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, STEVEN G. WATERS, a Notary Public in and for said County and State, the within named Pamela D. Poteat and husband, Bobby Joe Hall

the bargainor S, with whom I am personally acquainted, and who acknowledged that ~~she~~ they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this day of October, 19 91

Commission expires

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires Nov. 21, 1992

STATE OF TENNESSEE
COUNTY OF

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 (his oath / themself) acknowledged (themselves) to be the and respectively of the the within named bargainor, and corporation, and that (he) / (they) as such and being authorized so to do, execute 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
Pamela D. Poteat

TO
Patricia L. Austin, unmarried

RETURN TO:

Hallmark Title Company
3401 West End Ave., Suite 670
Nashville, TN 37203

STEVEN G. WATERS
Attorney at Law

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8458 PAGE 981

CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 126000.00
CON TX 466.20
PRFEE 1.00
WDEED 6.00
TOTAL 473.20
CHECK 473.20

10/07/91 01 09:10 0001 0679
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.2480

IDENTIFICATION

Oct 7 9 08 AM '91

No. 465478