BOOK 8662 PAGE 44

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,000.00

Mary Catherine Dunn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF June, 1992

Notary Public

MY COMMISSION EXPIRES: 1/22/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, Tn. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Catherine Dunn (NAME)	Mary Catherine Dunn (NAME)	MAP 119-13 #189
513 Morton Avenue (ADDRESS)	4507 Belmont Park Terrace (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN. 37215 (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, Jay Donaldson Austin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary Catherine Dunn

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. 69 on the Map of College Heights, as of record in Book 332, page 19, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Grace M. Osgood, by deed from Herschel Beecham and wife, Otha Mae Beecham, of record in Book 5330, page 253, said Register's Office, the said Grace M. Osgood having since died, and being the same property vested in Jay Donaldson Austin under the Last Will and Testament of Grace Osgood of record in Book 5936, page 59, said Register's Office, Nell Violet Gallaway Osgood having predeceased Grace Osgood.

23061

IDENTIF. REFERENCE

JUN 26 1 44 PM '92

5471 06/26 0101 03CHECK 140.20

unimproved ( )
This is improved (X) property, known as 513 Morton Avenue, Nashville, TN 37211
(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 our hand & this 23d day of June, 19 92

Jay Donaldson Austin — Eileen G. Austin

Jay Donaldson Austin

Eileen G. Austin

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STATE OF MISSISSIPPI
COUNTY OF Harrison

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jay Donaldson Austin and wife, Eileen G Austin

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 ~~day of~~ 19 .

Commission expires

Notary Public

~~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 oath(s) acknowledged to be the and respectively of the within named bargainor, and corporation, and that 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 10536 Auto Mall Pkwy Biloxi on this the 2 day of June 19 92 .

My commission expires My Commission Expires Jan. 25, 1995

Notary Public

Page 2 of 2

WARRANTY DEED

FROM

Jay Donaldson Austin

TO

Mary Catherine Dunn

RETURN TO

Stoltzfus & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, Tn. 37215

Ms Mary Catherine Dunn
4567 Belmont Park Terrace
Nashville, TN 37215

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

RECEIVED OF _____

FOR _____

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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 36000.00
CON TX 133.20
PRFEE 1.00
WDEED 6.00
TOTAL 140.20
CHECK 140.20

06/26/92 01 13:45 0001 5471

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

230061

IDENTIF. REFERENCE

JUN 26 1 44 PM '92

FEE - DAVIDSON COUNTY TN.

No. 545174