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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $14,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF August, 1992.

Notary Public

MY COMMISSION EXPIRES: 11-25-95

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jimmy A. Duncan, Atty., 4904 Charlotte Ave., Nashville, TN. 37209
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Presley Austin etux (NAME)	SAME (NAME)	Map 57
4400 Indiana Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 104
Nashville, TN. 37209 (CITY) (STATE) (P. O. ZIP)	(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, Marvin E. Owens and wife, Teresa Owens and A. R. Craddock

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Presley Austin and wife, Carolyn A. 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 the 13th Civil District of Davidson County, Tennessee described as follows:

Beginning at a point in the northerly margin of Hydes Ferry Pike, the SW corner of this tract and SE corner of 5.02 acre tract, presently owned by Grantee; thence along the common line of said two tracts, N 6 deg. 57' 33" E 832.12 feet to a point; thence S 86 deg. 45' E 237.45 feet to a point; thence S 4 deg. 45' 30" W 891.57 feet to a stake and S 4 deg. 45' 30" W 17.0 feet to a point in the northerly margin of Hydes Ferry Pike; thence with said margin in a westerly direction 59.20 feet; thence N 4 deg. 45' 30" E 20 feet; thence 225.96 feet westerly to the point of beginning, and containing 5.02 acres, more or less.

BEING/part of the same property conveyed to Marvin E. Owens and wife, Teresa Owens, a one-half undivided interest, and A. R. Craddock, a one-half undivided interest, as joint tenants with right of survivorship, by deed from George H. Montgomery, Jr. and wife, Kathy N. Montgomery, of record in Book 6644, Page 508, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved ( ) property, known as _____ (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 s this 12th day of August, 1992

X Marvin E. Owens A R Craddock

X Teresa Owens

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Jimmy A. Duncan, a Notary Public in and for said County and State, the within named Marvin E. Owens and wife, Teresa Owens and A. R. Craddock

the bargainors, 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 12th day of August, 1992.

Jimmy A. Duncan
Notary Public

Commission Expires 11-25-95

JIMMY A. DUNCAN NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Marvin E. Owens and wife,
Teresa Owens and A. R. Craddock

TO
Presley Austin and wife,
Carolyn A. Austin

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

38747

IDENTIFICATION REFERENCE

AUG 21 2 07 PM '92

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

297 08/21 0101 03CHECK 60.00

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 14000.00
CON TX 51.80
PRFEE 1.00
WDEED 8.00
TOTAL 60.80
CHECK 60.80

08/21/92 01 14:09 0001 2854

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3874.7

IDENTIFICATION REFERENCE

AUG 21 2 07 PM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 562597