ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Jonathan Wade Austin	NationsBanc Mortgage Corporation	MAP and PARCEL
Jane Elizabeth Austin	Attn: Tax Dept.	
914 Delray Drive	P.O. Box 353	091-10-0-383.00
Nashville, TN 37209	Louisville, KY 40201-0353	

This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park
2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **REBECCA ANN JOHN, JOHN HOWARD HOGAN, RICHARD STEPHEN HOGAN, JERRY WALTER HOGAN and JANE ELIZABETH AUSTIN, all married persons**, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Jonathan Wade Austin and Jane Elizabeth Austin, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 92, Section Two, Morrow Meadows, as of record in Book 2331, Page 16, Register's Office for Davidson County, Tennessee.

Said Lot No. 92 fronts 62 ft. on the easterly side of Delray Drive and runs back 147 ft. on the southerly line and 125.6 ft. on the northerly line to a dead line measuring 36 ft. thereon.

Being the same property conveyed to Morris H. Hogan and wife, Allene D. Hogan by deed from Brentwood Homes, Inc. of record in Book 2400, Page 447, Register's Office for Davidson County, Tennessee. The said Morris H. Hogan died intestate on April 9, 1982, leaving Allene D. Hogan as the surviving tenant by the entirety. The said Allene D. Hogan died testate on January 6, 1993, and according to the terms of her Last Will and Testament (unprobated) devised the above property to her children as follows: Rebecca Ann John, John Howard Hogan, Richard Stephen Hogan, Jane Elizabeth Austin, and Jerry Walter Hogan. See Affidavit of Heirship recorded simultaneously herewith.

This is property with a common address of 914 Delray Drive, Nashville, TN 37209.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 2331, Page 16, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 2398, Page 596, said Register's office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $55,000.00

Jonathan Wade Austin
Affiant

Subscribed and sworn before me this 30th day of August, 1993.

Cindy S. Smith
Notary Public

My Commission Expires: 7-23-94

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

We, the undersigned, **ROBERT J. JOHN, SUSAN E. HOGAN, LAQUILLA M. HOGAN, JUDY R. HOGAN, and JONATHAN WADE AUSTIN**, spouses of REBECCA ANN JOHN, JOHN HOWARD HOGAN, RICHARD STEPHEN HOGAN, JERRY WALTER HOGAN, and JANE ELIZABETH AUSTIN, respectively, hereby join in this conveyance to convey any and all marital rights, if any, that we have in the herein described real property.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **30th** day of **August, 1993.**

Rebecca Ann John
REBECCA ANN JOHN

Robert J. John
ROBERT J. JOHN

John Howard Hogan
JOHN HOWARD HOGAN

Susan E. Hogan
SUSAN E. HOGAN

Richard Stephen Hogan
RICHARD STEPHEN HOGAN

Laquilla M. Hogan
LAQUILLA M. HOGAN

Jerry Walter Hogan
JERRY WALTER HOGAN

Judy R. Hogan
JUDY R. HOGAN

Jane Elizabeth Austin
JANE ELIZABETH AUSTIN

Jonathan Wade Austin
JONATHAN WADE AUSTIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **REBECCA ANN JOHN and husband, ROBERT J. JOHN; JOHN HOWARD HOGAN and wife, SUSAN E. HOGAN; RICHARD STEPHEN HOGAN and wife, LAQUILLA M. HOGAN; JERRY WALTER HOGAN and wife, JUDY R. HOGAN; and JANE ELIZABETH AUSTIN and husband, JONATHAN WADE AUSTIN**, with whom I am personally acquainted, or who 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 **30th** day of **August, 1993.**

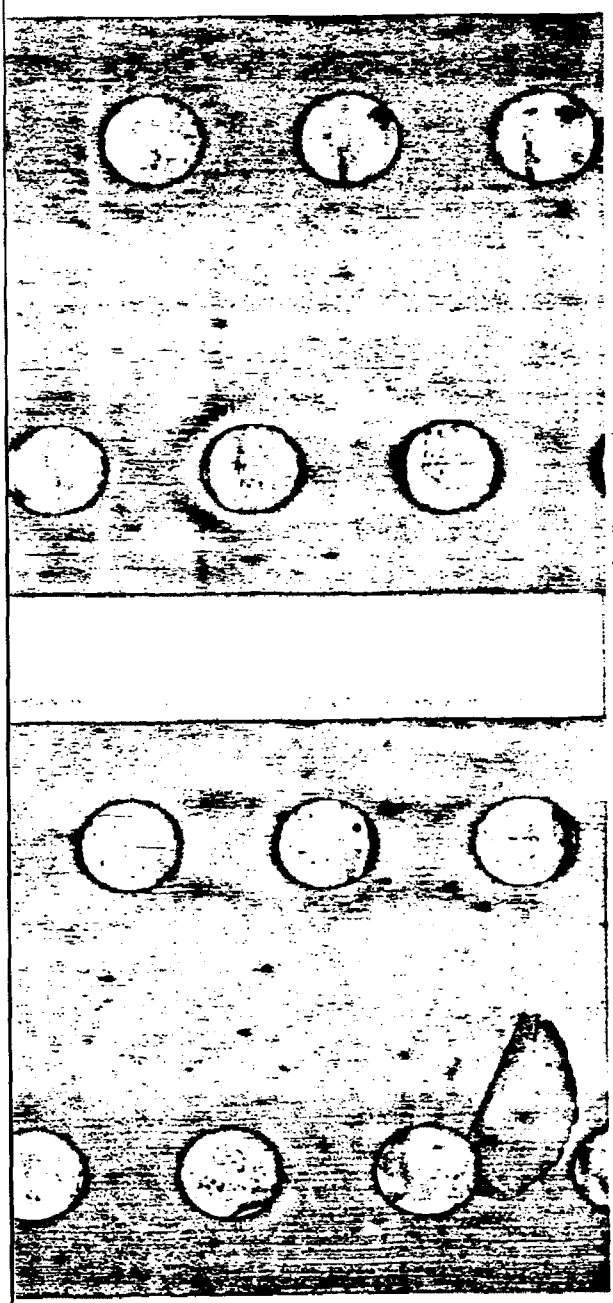
Notary Public
My Commission Expires: 7-23-96

File No. 9307-307

58878
IDENTIF. & REFERENCE

93 SEP -2 AM 9:50
FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN.

0988 0101 03CHECK 212.50



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

RECEIVED OF _____

FOR _____

BOOK 9068 PAGE 218

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	55000.00
			CON TX	203.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	212.50
			CHECK	212.50

09/02/93 01 09:49 0001 0998

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

58878
IDENTIF. ↑ REFERENCE

93 SEP -2 AM 9:5
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 693474