FORM NO. WD-1

BOOK 9337 PAGE 596

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,000.00

Presley Austin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April 19 94

Jimmy A. Duncan
Notary Public

MY COMMISSION EXPIRES: 11-25-95

(AFFIX SEAL)

Mail

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)	68-59
4400 Indiana Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	13D-46250
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:

A tract of land in the 13th Civil District of Davidson County, Tennessee, being Tract No. 1 on a survey prepared by Georama Land Surveying, more particularly described as follows:

BEGINNING at a monument in the northerly margin of Hydes Ferry Pike, the SW corner of this tract and a SE corner of Wall; thence along Wall's easterly line, N 2 deg. 41' 31" E 765.23 feet to a stake; the NW corner of this tract; thence leaving Wall's line, 86 deg. 45' E 335.44 feet to a stack, the NE corner of this tract; thence S 6 deg. 57' 33" W 832.12 feet to a stake in the northerly margin of Hydes Ferry Pike; thence along said margin, in a northwesterly direction 288.04 feet to the point of beginning and containing 5.66 acres more or less.

BEING part of the same property conveyed to Marvin E. Ownes 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 Geroge H. Montgomery, Jr. and wife, Kathy N. Montgomery of record in Book 6644, page 508, Register's Office for Davidson County, Tennessee.

47583
IDENTIF. & REFERENCE

94 MAY -6 PM 1:30
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

This is unimproved ( ) improved (X) property, known as 4642 Ashland City Hwy., Nashville, TN 37218
(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 hands this day of , 19 94

Marvin Owens A R Craddock

Teresa Owens

STATE OF TENNESSEE
Davidson County

BOOK 9337 PAGE 597

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 29th day of April, 19 94.

Jimmy A. Duncan Notary Public

Commission Expires 11-25-95

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___.

Commission Expires _____ _____ Notary Public

WARRANTY DEED

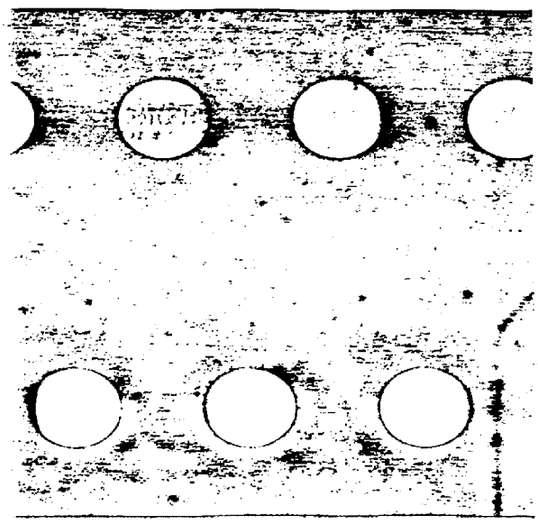
FROM
Marvin E. Owens and wife,
Teresa Owens and A. R. Craddock

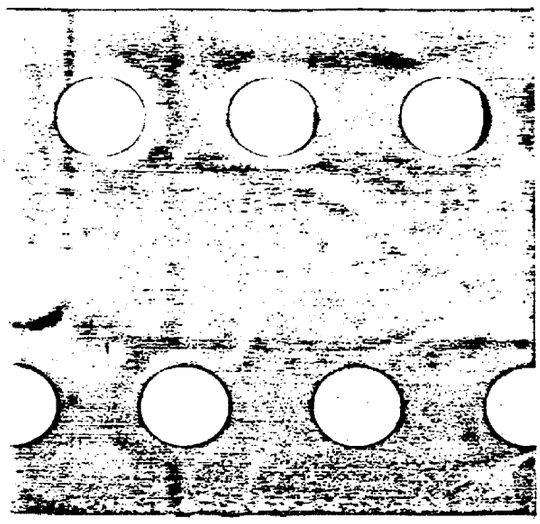
TO
Presley Austin and wife,
Carolyn A. Austin

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

3367 05/06 0101 03CHECK 127.40





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9337 PAGE 598

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	32000.00
			CON TX	118.40
			PRFEE	1.00
			WDEED	8.00
			TOTAL	127.40
			CHECK	127.40
05/06/94	01	13:29	0001	3367

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47583
IDENTIF. ⇑ REFERENCE

94 MAY -6 PM 1:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 788430