BOOK 9373 PAGE 516

# WARRANTY DEED

Box 60

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 113,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May 19 94

Notary Public

MY COMMISSION EXPIRES: January 24, 1998
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

SECURITY ESCROW & TITLE CO., 2323 21st Avenue South, Ste. 200, Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Brian C. Austin (NAME) | NATIONAL MORTGAGE COMPANY (NAME) | MAP 146-7 |
| 628 Barrywood Drive (ADDRESS) | 4041 Knight Arnold Road (ADDRESS) | PARCEL 99 |
| Nashville, Tennessee 37220 (CITY) (STATE) (ZIP) | Memphis, Tennessee 38118 (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, Daniel Katz MacDonald and wife, Heather Mary MacDonald

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian C. Austin and wife, Janice K. 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:

Being Lot No. 99, Section One Revised on the Plan of Crieve Hall Estates of record in Plat Book 1835, Pages 122, 123 and 124, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Daniel Katz MacDonald and wife, Heather Mary MacDonald by deed from Anthony Wayne Arnold and wife, Susan Fite Arnold of record in Book 8669, Page 685, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2046, Page 88 and as amended in Book 2396, Page 437, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

94 JUN -9 PM 1:17
FELIX A. ...
DAVIDSON COUNTY

59302
IDENTIF. ↑ REFERENCE

unimproved ( )
This is improved ( X ) property, known as 628 Barrywood Drive, Nashville, Tennessee 37220
(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 31st day of May 19 94

Daniel Katz MacDonald by Heather Mary MacDonald
Daniel Katz MacDonald BY: Attorney-in-Fact

Heather Mary MacDonald

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Heather Mary MacDonald

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of May 19 94.

Commission expires January 24, 1998

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 _____ 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 _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of May, 1994, before me personally appeared Heather Mary MacDonald to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Daniel Katz MacDonald and who acknowledged that she executed the same as the free act and deed of the said Daniel Katz MacDonald by virtue of that Power of Attorney, duly executed by the said Daniel Katz MacDonald and appearing of record in Book 9373, Page 545, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of May, 1994.

Notary Public

My Commission Expires: 1/24/98

4186 06/09 0101 03CHECK

428.21

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9373 PAGE 548

| | | |
|---|---|---|
| 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 | |
| | | | | 113300.00 |
| | | | CON TX | 419.21 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 428.21 |
| | | | CHECK | 428.21 |

06/09/94 01 09:13 0001 4186

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59302
IDENTIF. ← REFERENCE

94 JUN -9 AM 9:13
FELIX Z. WILSON
DAVIDSON COUNTY, TN.

No. 800948