BOOK 9494 PG 22

A3

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 89,900.00

James H. Tankersley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
7th DAY OF October 19 94

Notary Public

MY COMMISSION EXPIRES: 4-20-96
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE LARGE

THIS INSTRUMENT WAS PREPARED BY

TAYLOR, PHILBIN, PIGUE, MARCHETTI, & BENNETT, One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James H. Tankersley	James H. Tankersley	64-16-C-41CO
(NAME)	(NAME)	
801 Bexhill Court North	95 White Bridge Road, Suite 102	4D-93734
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(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, Christopher J. Austin and wife, Tia Lynne Austin and Janice C. Austin, single

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James H. Tankersley and wife, Margaret J. Tankersley

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. 63 on the Plan of Section Two, Wembley Downs, of record in Plat Book 7900, Page 363, said Register's Office.

Said Lot No. 63 which is a corner lot, fronts 14.5 feet on the westerly margin of Bexhill Court North and fronts 64.57 feet on the northerly margin of Wembley Drive said frontages being joined by a curve having a length of 38.68 feet and extends back 53.19 feet on the westerly line and 97.49 feet on the northerly line to a point of intersection.

Being the same property conveyed to Christopher J. Austin and Janice C. Austin, both single by deed from Phillips Builders, Inc. of record in Book 8692, Page 713, Register's Office for Davidson County, Tennessee. The said Christopher J. Austin having since married.

Tia Lynne Austin, wife of the said Christopher J. Austin, joins in this conveyance for the purpose of conveying any and all right and title that she may now, or at any time in the future have in subject property, especially her marital rights.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved (X) property, known as 801 Bexhill Court North, Hermitage, TN 37076
(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 7th day of October 19 94

Christopher J. Austin

Janice C. Austin

Tia Lynne Austin

STATE OF TENNESSEE

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COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher J. Austin and wife, Tia Lynne Austin and Janice C. 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 7th day of October 19 94

Commission expires 11-20-96

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 _____

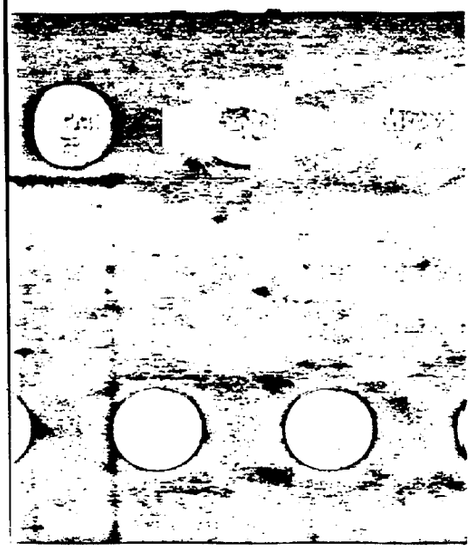
Notary Public

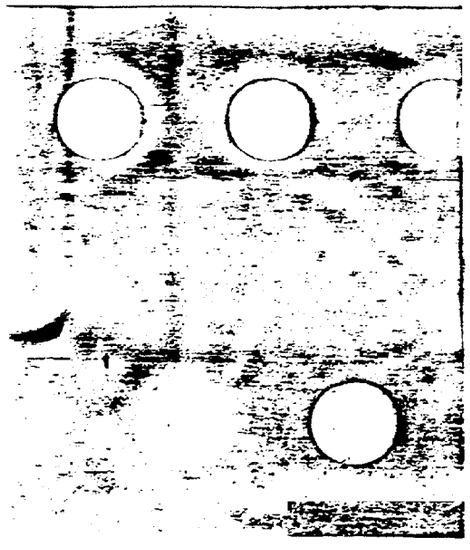
00095 IDENTIF. ↑ REFERENCE

94 OCT 14 PM 3:59

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

8372 10/14 0101 03CHECK 341.63





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

RECEIVED OF _____

FOR _____

BOOK 9494 PG 24

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	89900.00
			CON TX	332.63
			PRFEE	1.00
			WDEED	8.00
			TOTAL	341.63
			CHECK	341.63
10/14/94	01		15:58 0001	8372

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00095
IDENTIF. ← REFERENCE

94 OCT 14 PM 3:59
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 844572