BOOK 9746 PG 974

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 42,900.00

Betsy R. Austin
Affiant

Subscribed and sworn to before me, this 28th day of July 1995

Notary Public

My Commission Expires: 11.12.97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
ROY A. AUSTIN 1000 Dew Street Nashville, Tennessee 37206	First Tennessee Bank P.O. Box 351 Memphis, Tennessee 38101	MAP 93-4 PARCEL 91

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY TWO THOUSAND NINE HUNDRED AND NO/100-- ---------- ($ 42,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, VOLUNTEER MANAGEMENT, INC., A TENNESSEE CORPORATION hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto ROY A. AUSTIN AND WIFE, BETSY R. AUSTIN hereinafter called the Grantee s, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A" for Legal Description

BEING the same property conveyed to Volunteer Management, Inc. by deed from Henry G. Cisneros, Secretary of Housing and Urban Development of Washington, D.C. of record in Book 9445, page 616, Register's Office for Davidson County, Tennessee.

0084585
IDENTIF. ↑ REFERENCE

95 AUG -1 AM 10:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 1000 Dew Street, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE s, their heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEEs that he is lawfully seized and possessed of said land in fee simple, ha s good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of W.H. Hobson's Subdivision of record in Book 421, page 78, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s himself___, _his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE_s_, _their__ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _I__ have hereunto set _my__ hand__on this the __28th__ day of _____July_____, 19 _95_.

VOLUNTEER MANAGEMENT, INC., A TENNESSEE CORPORATION

Bobby R. Morefield, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____day of _____ , 19 ____.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ Bobby R. Morefield _____ and _____ with whom I am personally acquainted and who upon __his__oath___ acknowledged __himself__ to be the _President_____ and _____ respectively of the __VOLUNTEER MANAGEMENT, INC., A TENNESSEE CORPORATION_____ the within named bargainor, and corporation, and that ___he_____ as such _President_____ 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 __Bobby R. Morefield_____ as such _President_____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this __28th_day of ____July_____ , 19 95___.

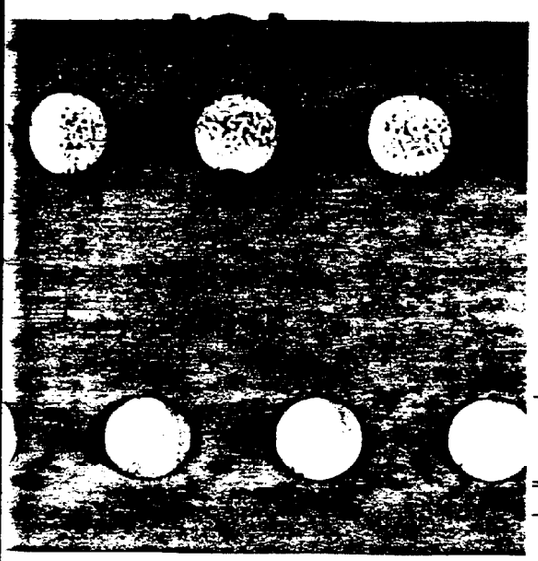
My Commission Expires: November 22, 1997___

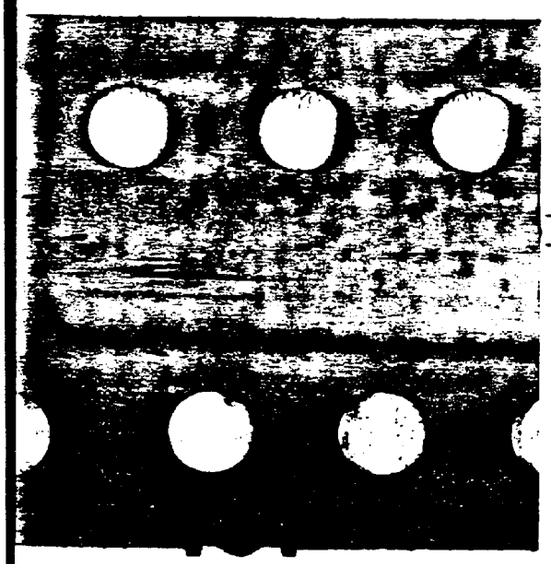
Notary Public

EXHIBIT "A"

A certain tract or parcel of Land in Davidson County, Tennessee, being the westerly part of Lot No. 58 and the west 50 feet of Lots 59 and 60, on the map of the subdivision of Lot No. 3 of the W. H. Hobson's subdivision, as of record in Book 421, page 78, Register's Office for Davidson county, Tennessee, and being part of Lot No. 9 on the unrecorded map showing Smith and Bishops resubdivision of certain Lots, and described according to survey made by James A. Hamilton, Jr. surveyor, dated September 25, 1963, as Follows beginning at a point in south margin of Dew Street, formerly Cadwell street; said point being the most Easterly corner of a traingular part of said lot that was conveyed to the Nashville Housing Authority, by Deed of record in Book 3317, page 340, Register's Office; thence with the margin of said Dew Street, Easterly 7.58 feet, more or less, to a point at the corner of Lots 9 and 10 on said unrecorded plan; thence with the line between said lots, southerly 165 feet more or less to a point in a fence line; thence along said fence, westerly 60 feet to the margin of south 10th Street; thence with margin of the same, Northeasterly 140 feet, more or less, to a corner of the tract that was conveyed to the Nashville Housing Authority, above refered to; thence along the line of said tract, Northerly around a curve, 42.3 feet co a concrete monument; and continuing Northeasterly around a curve, 16.92 feet to the point of beginning.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT IS UNSATISFACTORY WHEN RECEIVED





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

RECEIVED OF _____

FOR _____

BOOK 9746PG977

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	42000.00
CON TX	158.73
PRFEE	1.00
WDEED	12.00
TOTAL	171.73
CHECK	171.73

08/01/95 01 10:28 0001 7127

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0084585
IDENTIF. ↑ REFERENCE

95 AUG -1 AM 10:28

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 936166