47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 103,500.43

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August, 1995

Notary Public

MY COMMISSION EXPIRES: 11/29/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Castleman & Wischhof, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda G. Dailey (NAME)	Union Planter-- Mortgage (NAME)	MAP 26-7
709 Windsor Trace (ADDRESS)	7130 Goodlett Farms Pky 4 West (ADDRESS)	PARCEL 115
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Memphis, TN 38173-0137 (CITY) (STATE) (ZIP)	GO 20715

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, Michael C. Augustine and wife, Cynthia S. Augustine and Vilma Augustine Ahlm, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Linda G. Dailey, unmarried

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 193 on the Plan of Windsor Green, Phase II, Section I, as of record in Book 6250, page 988 and 989, corrected in Book 7205, page 890, Register's Office for said County.

Said Lot No. 193 fronts 53.57 feet on the easterly margin of Cambridge Court, said frontage being the westerly line; and runs back 34.89 feet on the south margin of Southampton Court, said frontage being the northerly line; 54.38 feet on the northeast margin of Windsor Trace, being the southwest line; 106.21 feet on the east line and 49.63 feet on the southerly line. The said westerly and northerly lines being joined by a curve having a length of 32.53 feet and the said southwest and westerly lines being joined by a curve having a length of 35.36 feet.

Being the same property conveyed to Michael C. Augustine and wife, Cynthia S. Augustine and Vilma Augustine Ahlm, by deed from Phillips Builders, Inc. of record in Book 7592, page 376, Register's Office for Davidson County, Tennessee.
Michael C. Augustine executes this instrument as Attorney in Fact for Vilma Augustine Ahlm pursuant to Power of Attorney recorded simultaneously herewith.

It is hereby agreed and understood that the within named Grantee does hereby agree to assume and promise to pay the unpaid balance of a certain indebtedness in the original principal amount of $ 77,746.00 payable to Fidelity Federal Savings and Loan Association of Tennessee, and secured by a Deed of Trust of record in Book 7592, page 379, Register's Office for said County, to which reference is here made for complete terms and conditions thereof;

unimproved ( )
This is improved (X) property, known as 709 Windsor Trace, Goodlettsville, TN 37072
(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 this 15th day of August 19 95

Michael C. Augustine

Cynthia S. Augustine

Vilma Augustine Ahlm, unmarried
By: Michael C. Augustine, Attorney-in-fact

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 Michael C. Augustine and wife, Cynthia S. Augustine, and Vilma Augustine Ahlm, unmarried

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 Goodlettsville, Tennessee, this 15th day of August, 19 95

Commission expires 11/28/98

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 _____

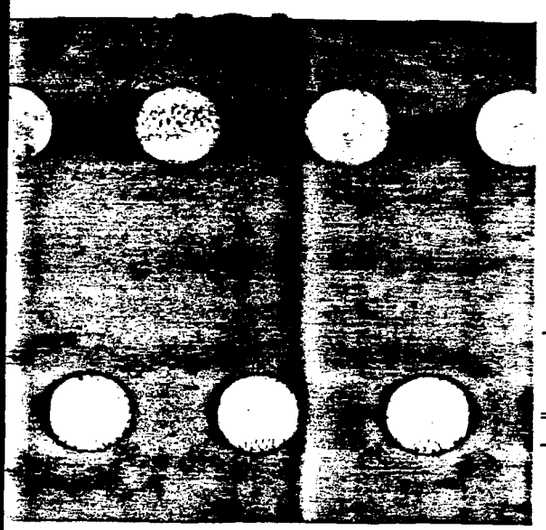
Notary Public

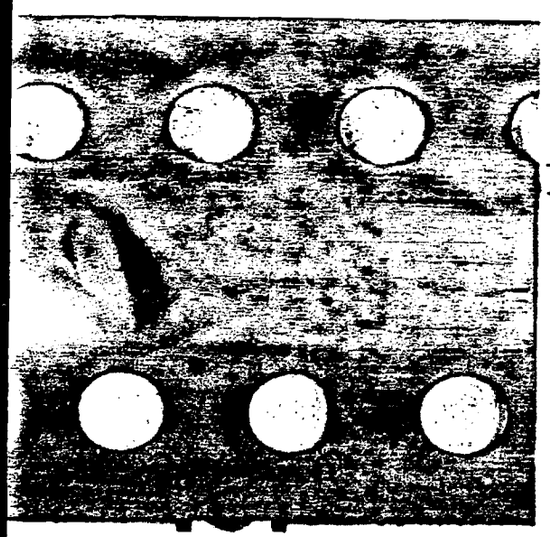
3873 08/18 0101 03CHECK 390.84

0090795
IDENTIF. ↑ REFERENCE

95 AUG 18 AM 9:48

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9766PG447

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	
				103200.43
			CON TX	381.84
			PRFEE	1.00
			WDEED	8.00
			TOTAL	390.84
			CHECK	390.84
08/18/95	01		09:49 0001	3873

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0090795
IDENTIF. ↑ REFERENCE

95 AUG 18 AM 9:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 942840