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 $ 89,500.00

Karen T. Briggs
Affiant

Subscribed and sworn to before me, this 15th day of December 1995

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
KAREN T. BRIGGS 1026 Mulberry Way Nashville, Tennessee 37207	NATIONSBANC MORTGAGE 2059 Northlake Parkway Tucker, Georgia 30084	MAP 50-3 B PARCEL 14

BOOK 9891 PG 808

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY NINE THOUSAND FIVE HUNDRED AND NO/100---------- ($ 89,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, we , TODD AUSTIN AND WIFE, TARA S. AUSTIN hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto KAREN T. BRIGGS, UNMARRIED hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 14 on the Plan of Mulberry Downs, Phase 1, of record in Plat Book 7900, pages 84, 85, 86, 87 and 88, Register's Office for Davidson County, Tennessee.

SAID Lot No. 14 fronts 40.0 feet on the easterly margin of Mulberry Way and extends back 100.0 feet on the northerly line and 100.0 feet on the southerly line to a dead line in the rear measuring 40.0 feet thereon.

BEING the same property conveyed to Todd Austin and wife, Tara S. Austin, by deed from Phillips Builders, Inc., of record in Book 8322, page 209, Register's Office for Davidson County, Tennessee.

19 DEC 19 AM 8:24
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 0133204

This is improved property known as 1026 Mulberry Way, Nashville, Tennessee 37207

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___, her heirs and assigns, forever.

GRANTOR s COVENANT___ with the said GRANTEE___ that they are lawfully seized and possessed of said land in fee simple, have 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 Mulberrry Downs, Phase I of record in Book 7900 , page 84-88 , Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT___ and bind___ themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE___, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 15th day of December, 19 95.

TODD AUSTIN

TARA S. AUSTIN

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BOOK 9891 PG 809

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 TODD AUSTIN AND WIFE, TARA S. 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 this 15th day of December, 1995.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 _____.

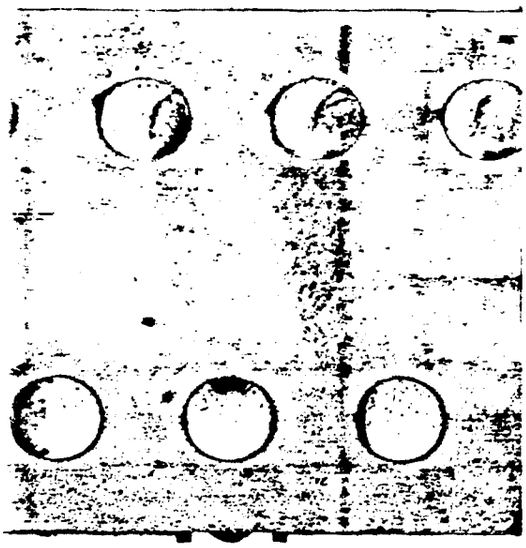
Witness my hand and official seal this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

95129 13779 0101 03CHECK 340.15





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9891 PG 810

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 89500.00
CON TX 331.15
PRFEE 1.00
WDEED 8.00
TOTAL 340.15
CHECK 340.15

12/19/95 01 08:28 0001 9519

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0133204
IDENTIF. & REFERENCE

95 DEC 19 AM 8:24
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 987944