BOOK 9930 PG 316

WARRANTY DEED

NOTARY PUBLIC AT LARGE

My Commission Expires Nov. 20, 1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF January 19 96

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steven G. Waters, Attorney, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward W. Allen (NAME)	Same as new owner (NAME)	142-2-58
7467 Stacy Drive (ADDRESS)	(ADDRESS)	9D 05331
Nashville, TN 37221 (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, Estate of Lois Albright Ballew Austin (Also known as Lois Austin)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward W. Allen and wife, Rhonda Lynn Allen and Lillian W. Allen, as joint tenants with the rights of survivorship

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. 91, Cross Timbers, Section 2, as of record in Book 3700, page 92, Register's Office for Davidson County, Tennessee, described as follows:

SAID Lot No. 91 fronts 85 feet on the southerly margin of Stacy Drive and runs back, between parallel lines 150 feet, to a line in the rear measuring 85 feet thereon.

Being the same property conveyed to S. A. Austin and wife, Lois Austin by deed from Bonnie D. Needham of record in Book 4628, page 41, Register's Office, Davidson County, Tennessee. The said S. A. Austin predeceased his wife, the said Lois Austin, who has since died testate. Pursuant to the Last Will and Testament of Lois Albright Ballew Austin, the executor, Jack D. Austin, is empowered to sell the above described real estate. Said Last Will and Testament is of record in the Probate Court Clerk's Office for Davidson County, Tennessee, No. 95P2033.

Subject to restrictions of record in Book 4318, page 652, said Register's Office.

96 JAN 29 PM 2:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0144973

unimproved ( )
This is improved (X) property, known as 7467 Stacy Drive, Nashville, TN 37221
(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 my hand this 23rd day of January 19 96

Estate of Lois Albright Ballew Austin
By: Jack D. Austin
Jack D. Austin, Executor

BOOK 9930PG317

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, 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 at _____ _____, Tennessee, this _____day of _____19_____ .

Commission expires _____ _____
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

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jack D. Austin, Executor for the Estate of Lois Albright Ballew Austin, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 23rd day of January, 1996.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

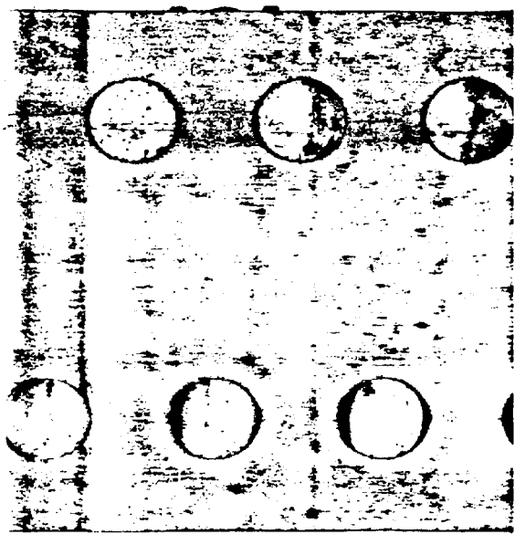
_____
Notary Public

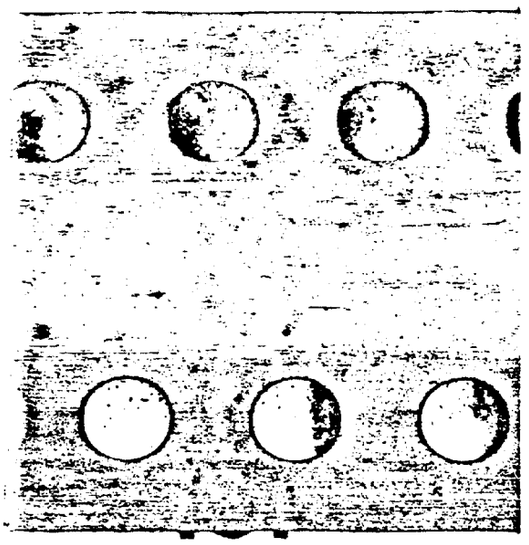
My Commission Expires:_____

My Commission Expires Nov 20, 1996

2219 01/29 0101 03CHECK

342.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9930 PG 318

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 90000.00
CON TX 333.00
PRFEE 1.00
TDEED 8.00
ERR CO
TDEED 8.00-
MDEED 8.00
TOTAL 342.00
CHECK 342.00
01/29/96 01 14:40 0001 2219

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1/4/97

96 JAN 29 PM 2:33
9144973
FELIX Z. WILSON II REGISTER
IDENTIFY A CORRESPONDENCE

No. 1000473