BK 9941 PG 543

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF February, 19 96

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

I. DYKE TATUM NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
JAMES L. AUSTIN, JR.	NATIONSBANC MORTGAGE CORPORATION	141 06A 1000
(NAME)	(NAME)	
611 POPLAR VALLEY COURT	P. O. BOX 35140	09D-81626
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37221	LOUISVILLE, KY 40232	
(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, KARL E. HAURY, JR. AND WIFE, JUDY B. HAURY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES L. AUSTIN, JR. AND WIFE, MELISSA D. AUSTIN

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. 19, on the Plan of REVISED, SECTION ONE, POPLAR RIDGE, as of record in Plat Book 7900, page 206, corrected in Book 8292, page 973, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to KARL E. HAURY, JR. AND WIFE, JUDY B. HAURY, by Quitclaim Deed from Sunflower Properties, A Tennessee General Partnership, of record in Book 9794, page 469, Register's Office for DAVIDSON County, Tennessee.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of REVISED, SECTION ONE, POPLAR RIDGE, said areas are set forth and defined in Restrictions of record in Book 8113, page 105; By-Laws of record in Book 8113, page 116; and Charter of record in Book 8232, page 501; Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

This instrument is executed on behalf of JUDY B. HAURY, by KARL E. HAURY, JR., as her Attorney-in-Fact, pursuant to a Power of Attorney of record in Book 9880, page 711, Register's Office for DAVIDSON County, Tennessee.

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 611 POPLAR VALLEY COURT, 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 our hand s this 6th day of February 19 96

Karl E. Haury Jr.
KARL E. HAURY, JR.
JUDY B. HAURY
By: Judy B. Haury by Karl E. Haury Jr.
KARL E. HAURY, JR., ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named KARL E. HAURY

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 NASHVILLE, Tennessee, this 6TH day of FEBRUARY, 19 96

Commission expires 07/26/97

Notary Public I. DYKE TATUM

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

5699 02/07 0101 03CHECK 377.15

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KARL E. HAURY, JR., 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 on behalf of JUDY B. HAURY, as her Attorney-in-Fact as the free act and deed of the within named JUDY B. HAURY.

WITNESS my hand and official seal at Nashville, Tennessee, this 6TH day of FEBRUARY, 1996.

My Commission Expires: 07/26/97

NOTARY PUBLIC I. DYKE TATUM

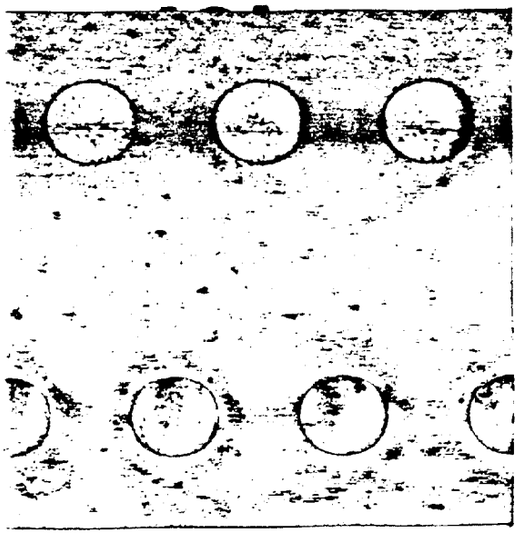
*** CONTINUATION

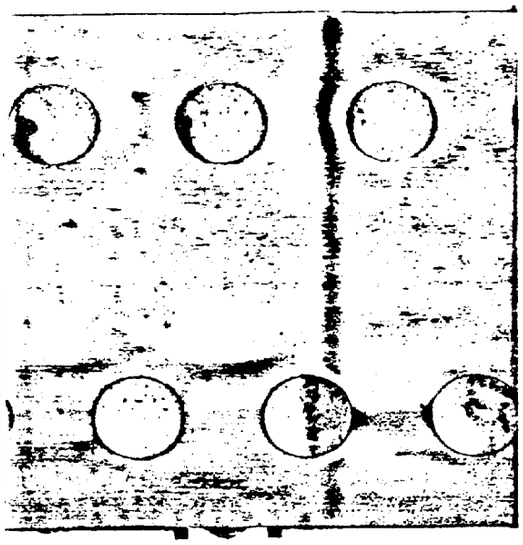
SOURCE OF DESCRIPTION: Survey dated February 6, 1996, made by:
JOHN B. KOHL, III, License No. 100
400 Seventh Avenue, South
Nashville, TN 37203

0148236
IDENTIFICATION REFERENCE

96 FEB -7 PM 2:07
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

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





RECEIVED OF _____

FOR _____

BOOK 9941 PG 545

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

MAMT 99500.00
ERR CO
MAMT 99500.00-
CAMT 99500.00
CON TX 368.15
PRFEE 1.00
WDEED 8.00
TOTAL 377.15
CASH 377.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/07/96 01 14:09 0001 5699

0148236
IDENTIF. & REFERENCE

96 FEB -7 PM 2:07
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1003918