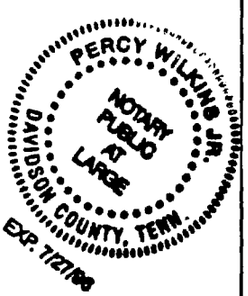
BOOK 9963 PG 507

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 19 96

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles J. Austin, Jr.	First American National Bank	MAP 142-10,
(NAME)	(NAME)	
765 Baugh Road	First American Center	PARCEL 78
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37237	
(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, David B. Romanowski and wife, Mary E. Romanowski

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles J. Austin and wife, Debra U. Austin Jr.

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. 4 on the Plan of Green Meadows, Section One, of record in Book 5050, page 92, Register's Office for said County.

Said Lot No. 4 fronts 75.0 feet on the southerly margin of Baugh Road and extends back 179.08 feet on the eaterly line and 176.75 feet on the westerly line to a broken line in the rear measuring 79.78 feet thereon.
Being on the same property conveyed to David B. Romanowski and wife, Mary E. Romanowski by Cash Deed for Tennessee from Secretary of Housing and Urban Development of record in Book 8805 , page 644, said Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Taxes for the year 1996 and subsequent years, a lien, but not yet due and payable.
Restrictive covenants contained in an instrument of record in Book 5376, page 552, Register's Office for Davidson County, TN.
Plan of record in Book 5050, page 92, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.
Charles J. Austin, Jr. and Debra U. Austin are the same persons as Charles Austin, Jr. and Debra Austin.

unimproved ( )
This is improved (X) property, known as 765 Baugh Road, 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 28th day of February, 19 96

David B. Romanowski

David B. Romanowski

Mary E. Romanowski

Mary E. Romanowski

STATE OF TENNESSEE Davidson
COUNTY OF ~~WILLIAMSON~~

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David B. Romanowski and wife, Mary E. Romanowski

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 Franklin, Tennessee, this 28th day of February 19 96.

Commission expires 11/22/97

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

0155440
IDENTIF. & REFERENCE

96 MAR -1 AM 10:33
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

3397 03/01 0101 03CHECK 454.85



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

RECEIVED OF _____

FOR _____

BOOK 9963 PG 509

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
120500.00
CON TX 445.85
PRFEE 1.00
WDEED 8.00
TOTAL 454.85
CHECK 454.85

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/01/96 01 10:37 0001 3397

0155440
IDENTIF. # REFERENCE

96 MAR -1 AM 10:33
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1011525