Name & Address New Owner:
Terry Wade Augustin and
wife, Cynthia Augustin
212 Rhine Drive
Madison, TN 37115

Send Tax Bills to:
Same as New Owner

95 JUN 28 AM 8:39
REGISTER
DAVIDSON COUNTY, TN.

01197666
IDENTIFICATION REFERENCE

Tax Map and Parcel Nos.
Map 51-2
Parcel No. 4

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100--- ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable consideration, the receipt of all of which is hereby acknowledged, WE, **LOUIS P. AUGUSTIN AND WIFE, BARBARA J. AUGUSTIN AND TERRY WADE AUGUSTIN**, the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **TERRY WADE AUGUSTIN AND WIFE, CYNTHIA AUGUSTIN**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land located in DAVIDSON County, Tennessee and being more particularly described in Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land together with all and singular easements, appurtenances, heriditaments, estate, title and interest thereto belonging or in anywise appertaining to the said Grantees, their successors and assigns in fee simple forever.

GRANTORS do hereby covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except for taxes for the year 1996; Any and all Notes, Easements, Restrictions, etc. as may be set forth on the Plan of Sherry Heights, Section III as of record in Book 2331, Pages 126 and 127, or as otherwise may be of record in the Register's Office for Davidson County, Tennessee.

GRANTORS do further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

Whenever 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 hands this the 26th day of June, 1996.

Louis P. Augustin

Barbara J. Augustin

Terry Wade Augustin

STATE TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, LOUIS P. AUGUSTIN AND WIFE, BARBARA J. AUGUSTIN AND TERRY WADE AUGUSTIN, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this the 26th day of June, 1996.

My Commission expires:
5/23/98

Notary Public

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is ~~greater~~, for this transfer is $55,000.00.

Affiant

Sworn to and subscribed before me
this the 26th day of June, 1996.

Notary Public
My Commission expires: 5/23/98

THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY, ATTORNEY
GREATER NASHVILLE TITLE & CLOSING CO.
WITH INFORMATION FURNISHED BY THE PARTIES HERETO
AND WITHOUT THE BENEFIT OF A TITLE EXAMINATION
223 Madison Street, S. 102
Madison, Tn 37115

EXHIBIT "A"

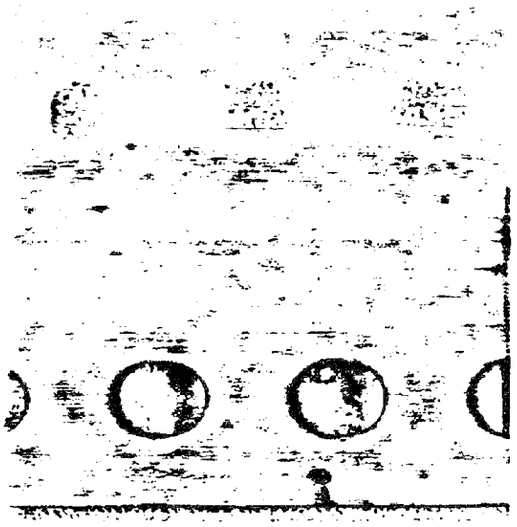
8807 06/28 0101 03CHECK 216.50

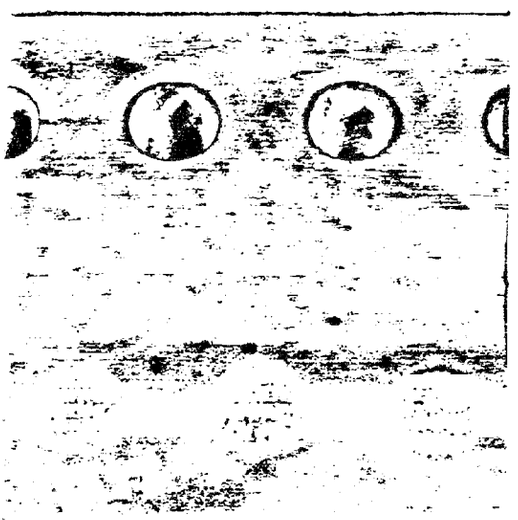
Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Sherry Heights, Section III as of record in Book 2331, Pages 126 and 127, Register's Office for Davidson County, Tennessee and described as follows:

Beginning at a point in the northerly margin of Rhine Drive, the common front corner of Lots 111 and 112; thence westwardly with the margin of the same, 228.2 feet to a concrete monument, the beginning of a curve; thence around said curve northwestwardly 39.3 feet to a concrete monument in the easterly margin of Port Drive; thence northwardly with the margin of the same 196.4 feet to a point, the common corner of Lots 111 and 119; thence eastwardly with the line between said Lots 111, 112 and 119; thence with the line between Lots 111 and 112, southwardly 235.5 feet to the beginning.

Being the same property conveyed to Louis P. Augustin and wife, Barbara J. Augustin and Terry Wade Augustin by Deed from Katie Bryan, unmarried and Jane Ann Bryan Trotter and husband, Ben F. Trotter, Jr., Heirs-at-Law of Ruthy Jane Bryan as of record in Book 8129, Page 170, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 212 Rhine Drive, Madison, TN 37115.





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

RECEIVED OF _____

FOR _____

BOOK 10101 PG 747

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 55000.00
				CON TX 203.50
				PRFEE 1.00
				WDEED 12.00
				TOTAL 216.50
				CHECK 216.50
06/28/96	01			08:44 0001 8807

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0197666
IDENTIF. & REFERENCE

96 JUN 28 AM 8:39

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN.

No. 1056556