266

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Stewart Allen Austin 521 Leeanne Drive Nashville, TN 37211	NationsBanc Mortgage Corporation 2059 Northlake Pkwy Tucker, GA 30084	Map 147-110 Parcel 074.00

This instrument prepared by: Robert J. Notestine III, Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

BOOK 10154 PG 86

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, George William Cherry, Jr. and Kay Bauman f/k/a Ellen Kay Cherry, the devisees under the Last Will and Testament of Helen Elizabeth Cherry, deceased and George William Cherry, Jr., as Executor of the Estate of Helen Elizabeth Cherry, deceased (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Stewart Allen Austin (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 418 on the Plan of Whispering Hills, Section II-C of record in Book 2663, pages 66 and 67, Register's Office for Davidson County, Tennessee.

Said Lot No. 418 fronts 153 feet on the southwesterly side of Leeanne Drive and runs back 189.1 feet on the northwesterly line and 201.9 feet on the southeasterly line to a dead line, measuring 88 fee thereon.

Being the same property conveyed to Elizabeth Cherry by Warranty Deed from George W. Cherry, Elizabeth Cherry and Lou Ellen Patterson of record in Book 4062, Page 165, Register's Office for Davidson County, Tennessee.

Elizabeth Cherry has since died and her estate has been filed of record in Will Book 203, page 476, in the Probate Court of Davidson County, Tennessee.

Elizabeth Cherry prior to her death was also known as Helen Elizabeth Cherry.

George William Cherry, Jr. was named as Executor of the Estate of Helen Elizabeth Cherry pursuant to the Last Will and Testament of Helen Elizabeth Cherry and he is conveying the interest of the Estate and his interest as Executor to the Grantee named above. Kay Bauman f/k/a Ellen Kay Cherry joins in this conveyance to convey her interest in the subject real property pursuant to the Last Will and Testament of Helen Elizabeth Cherry.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 521 Leeanne Drive, Nashville, Tennessee 37211.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for
[this transfer is $82,000.00.
[
[Affiant
[Subscribed and sworn to before me this
[6th day of August, 1996.
[
[Notary Public
[My Commission Expires 1-24-98

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 6th day of August, 1996.

George William Cherry, Jr., individually

Kay Bauman f/k/a Ellen Kay Cherry

George William Cherry, Jr., as Executor of the Estate of Helen Elizabeth Cherry, deceased

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 **George William Cherry, Jr.**, the bargainor 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 Nashville, Tennessee, this 6th day of August, 1996.

NOTARY PUBLIC

My Commission Expires: 1-24-98

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 **Kay Bauman f/k/a Ellen Kay Cherry**, the bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

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

NOTARY PUBLIC

My Commission Expires: 1-24-98

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 **George William Cherry, Jr., as Executor of the Estate of Helen Elizabeth Cherry, deceased**, the bargainor 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 Nashville, Tennessee, this 6th day of August, 1996.

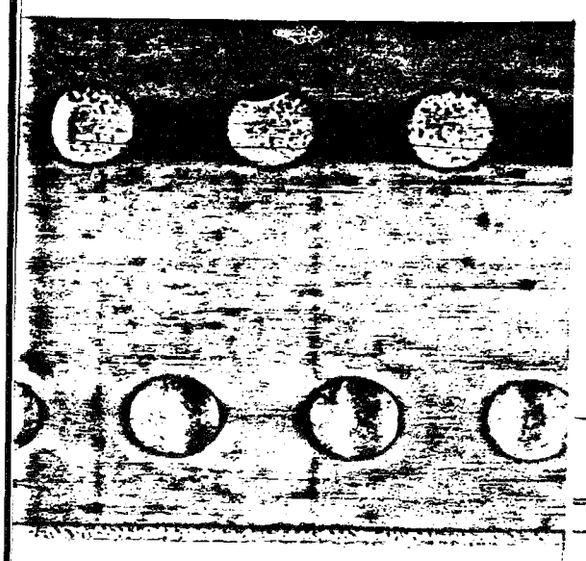
NOTARY PUBLIC

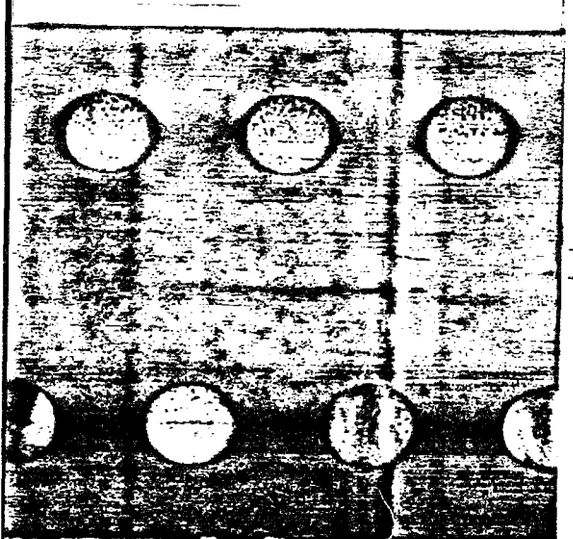
My Commission Expires: 1-24-98

6241 08/12 0101 03CHECK 316.40

02 13807
IDENTIF. & REFERENCE

96 AUG 12 PM 2:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10154 PG 89

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 82000.00
CON TX 303.40
PRFEE 1.00
WDEED 12.00
TOTAL 316.40
CHECK 316.40

08/12/96 01 14:26 0001 6241

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02 13807
IDENTIF. ↑ REFERENCE

96 AUG 12 PM 2:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1018831