BOOK 10197 PG 386

PREPARED BY:

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Attorney at Law
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Nashville, TN 37219
(615) 259-9725

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,500.00.

James W. Hinkle Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th DAY OF September, 19 96.

Billy A. DeBusk
Notary Public

MY COMMISSION EXPIRES: 3-23-98
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NOS.
James W. Hinkle,et.ux. 711 Idlewild Drive Madison, TN 37115	SAME	052-01-0 314

FOR AND IN 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, I, JAMES ALBERT AUSTIN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, JAMES W. HINKLE, AND WIFE, MARGARET M. HINKLE, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being a part of Lot No. Four (4) on the revised Plan of Power and Roth's Madison Park Subdivision, of record in Book 843, page 7, Register's Office for said County.

Said part of Lot No. Four (4) fronts 14 feet on the easterly side of Lanier Avenue (now Idlewild Drive) and runs back between parallel lines between Lot No. Five (5) and the remaining 36 feet of Lot No. Four (4) to a dead line.

Being a part of the same property conveyed to G.D. Austin and wife, Kitty Austin, by deed from Guaranty Mortgage and Loan Company, of record in Book 954, page 298, Register's Office for Davidson County, Tennessee. The said G.D. Austin and Kitty Austin having since died, leaving their son, James Albert Austin, as their sole heir at law.

This conveyance is made subject to restrictive covenants, easements, and setback lines of record.

This deed was prepared from information provided by the parties.

The land herein described is improved property, commonly known as Idlewild Drive, Tennessee 37115.

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. 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 my hand this 18th day of September, 1996.

James Albert Austin
JAMES ALBERT AUSTIN, GRANTOR

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, JAMES ALBERT AUSTIN, 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 18th day of September, 1996.

Billy A. DeBusk
NOTARY PUBLIC

MY COMMISSION EXPIRES:

3-23-98

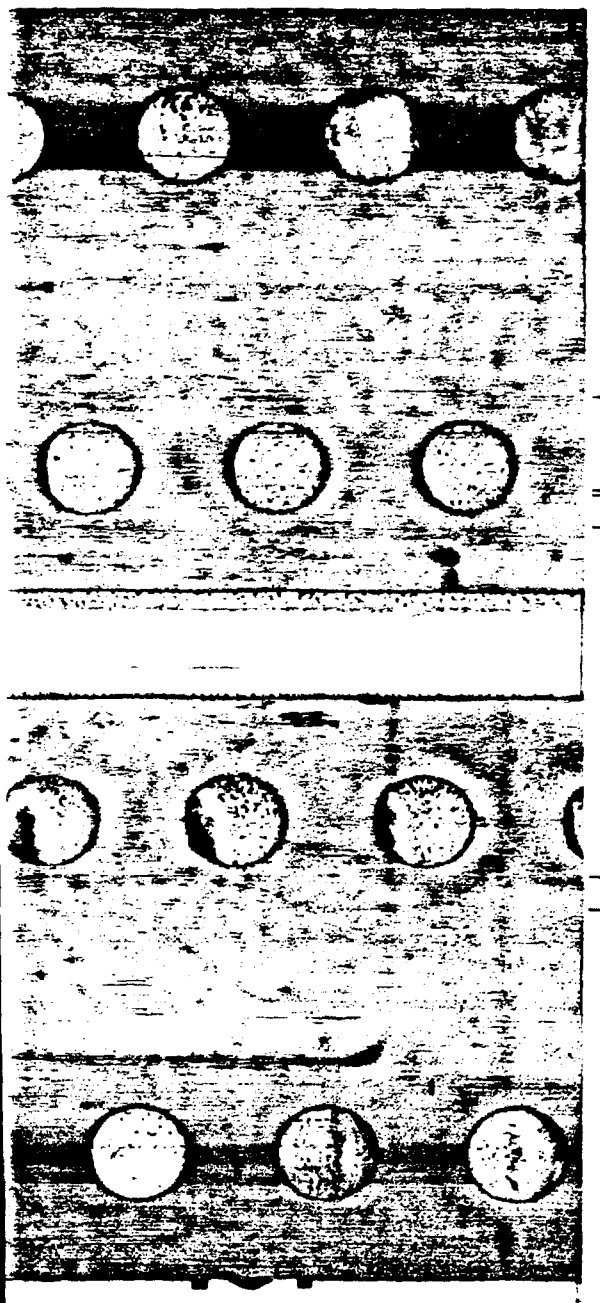
BILLY A. DEBUSK NOTARY PUBLIC AT LARGE STATE OF TENN.

0227366
IDENTIFICATION REFERENCE

96 SEP 20 AM 9:28
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

MAIL EMV

0732 09/20 0101 03CHECK 18.25



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 2500.00
				CON TX 9.25
				PRFEE 1.00
				WDEED 8.00
				TOTAL 18.25
				CHECK 18.25
09/20/96	01	09:32	0001	0732

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0227366
IDENTIF. ↑ REFERENCE

96 SEP 20 AM 9:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1033151