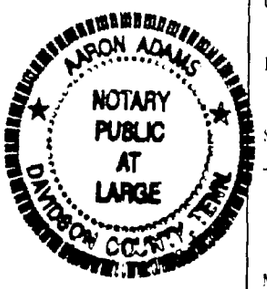
BOOK 10247 PG 407

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00

Louis P. Augustin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF November 19 96

Aaron Adams
Notary Public

MY COMMISSION EXPIRES January 24, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LOUIS P. AUGUSTIN	SAME	MAP 42-07
(NAME)	(NAME)	
220 DIANE DRIVE		PARCEL
(ADDRESS)	(ADDRESS)	
MADISON, TN 37115		61.00
(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, BENEFICIARIES OF THE ESTATE OF D. C. TRAYLOR, BEING JANET TRAYLOR WATTS AND DONALD CLIFFE TRAYLOR

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LOUIS P. AUGUSTIN AND WIFE, BARBARA J. AUGUSTIN

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:

Situated in Davidson County, Tennessee, being Lot No. 24 on the Map of Haven Acres, Section II, of record in Book 2331, page 139, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being part of the same property conveyed to D. C. Traylor and wife, Annie Walker Traylor, by deed of record in Book 2640, page 601, Register's Office for Davidson County, Tennessee; the said Annie Walker Traylor having predeceased D. C. Taylor, and the said D. C. Taylor having since died on April 7, 1995, and pursuant to the Last Will and Testament of Dee Cliffe Traylor in the Probate Court of Davidson County, Tennessee, Docket No. 95P-637, the property vests in his two children being Janet Traylor Watts and Donald Cliffe Traylor.

D.C. TRAYLOR AND DEE CLIFFE TRAYLOR was one and the same person.

This is not the principal residence of the Grantors.

0242918 IDENTIF. ↑ REFERENCE

96 NOV -4 AM 9:45 FELIX Z. [illegible] REGISTER DAVIDSON COUNTY, TN.

[illegible]

unimproved ( )
This is improved (X) property, known as 220 DIANE DRIVE, MADISON, TN 37115
(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 my/our hand s this 1st day of November 19 96

Janet Traylor Watts
JANET TRAYLOR WATTS

Donald Cliffe Traylor
DONALD CLIFFE TRAYLOR

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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 JANET TRAYLOR WATTS AND DONALD CLIFFE TRAYLOR

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 GOODLETTSVILLE, Tennessee, this 1st day of November, 19 96.

Commission expires January 24, 1998

Notary Public

MARON ADAMS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

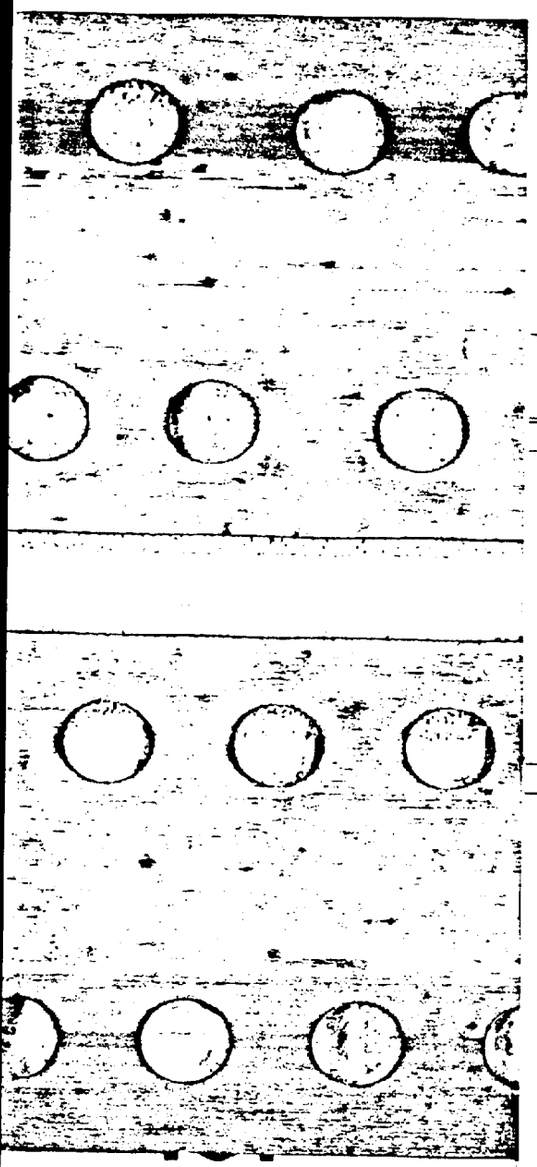
Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and 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

7361 11/04 0101 03CHECK
638.00



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10247 PG 409

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 170000.00
				CON TX 629.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 638.00
				CHECK 638.00
11/04/96	01			09:47 0001 7361

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0242918 IDENTIF. ↑ REFERENCE

96 NOV -4 AM 9:45

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 1084295