PREPARED BY:

Thomas F. Hollingsworth
Attorney at Law
1601 Parkway Towers
Nashville, TN 37219
(615) 259-9725

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,000.00 .

William R. White
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF April, 19 97.

Billy A. DeBusk
Notary Public

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

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NOS.
William R. White, et ux. 322 Saunders Ferry Rd. Hendersonville, TN 37075	SAME	Map 052-01-0 Par 314.00

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 GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, WILLIAM R. WHITE AND WIFE, MARTHA J. WHITE, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Tract 1:

Land in Davidson County, Tennessee, being the south 36 feet of Lot No. 3 in Block "M" as shown on the Revised Plan of Power and Roth Madison Park Subdivision of record in Book 843, page 7, Register's Office for said County.

Said part of said Lot fronts 36 feet on Lanier Avenue (now Idlewild Drive) and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to G.D. Austin and wife, Kitty Austin by deed from Guaranty Mortgage and Loan Company of record in Book 967, page 266, said Register's Office, the said G.D. Austin having predeceased Kitty Austin and the said Kitty Austin having since died leaving James Albert Austin as her sole heir at law.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 4 in Block "M" as shown on the Revised Plan of Power and Roth Madison Park Subdivision of record in Book 843, page 7, Register's Office for said County.

Said Lot fronts 50 feet on Lanier Avenue (now Idlewild Drive) and runs back between parallel lines 150 feet to a dead line.

Included in Tract 2 but excluded therefrom is that portion thereof conveyed to James W. Hinkle and wife, Margaret M. Hinkle by deed from James Albert Austin of record in Book 10197, page 386, as corrected by Deed of Correction of record in Book 10392, page 63, Register's Office for said County.

Being 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 said County, the said G.D. Austin having predeceased Kitty Austin and the said Kitty Austin having since died leaving James Albert Austin as her sole heir at law.

Emily Frances Austin joins in this conveyance for the purposes of conveying any marital interest she may have.

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

The land herein described is improved property, commonly known as 703 Idlewild Drive, Nashville, 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 our hands this 28th day of April, 1997.

James Albert Austin

JAMES ALBERT AUSTIN, GRANTOR

Emily Frances Austin

EMILY FRANCES AUSTIN, GRANTOR

BOOK 10431 PG 979

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, and wife, EMILY FRANCES AUSTIN, the bargainors, 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 Nashville, Tennessee, this 28th day of April, 1997.

Billy A. DeBusk
NOTARY PUBLIC

MY COMMISSION EXPIRES:

3-23-98

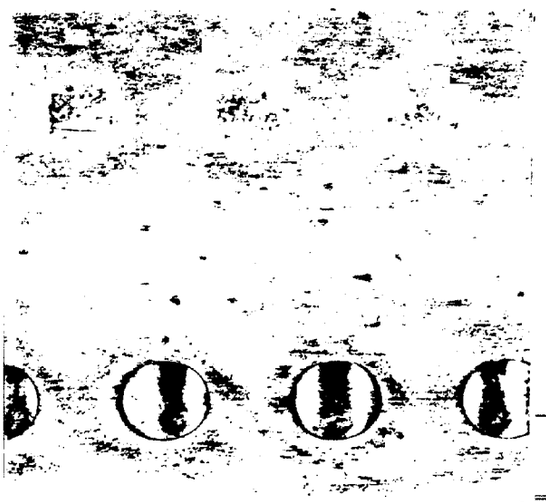
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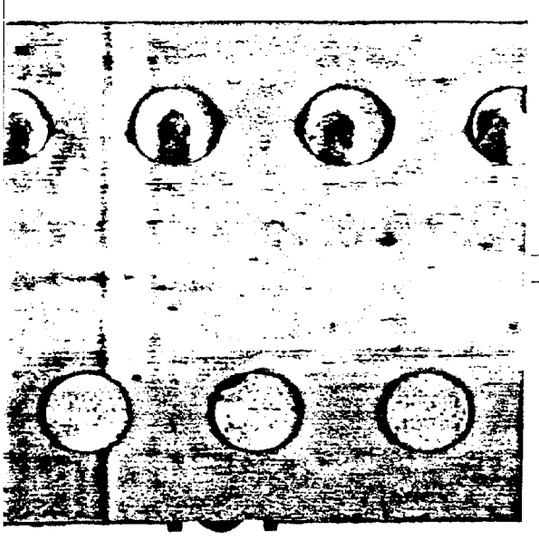
PICK-UP

97 APR 29 AM 9:39
FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE

029885





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

RECEIVED OF _____

FOR _____

BOOK 10431 PG 980

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 17000.00
CON TX 62.90
PRFEE 1.00
WDEED 12.00
TOTAL 75.90
CHECK 75.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/29/97 01 09:39 0001 4427

0298855
IDENTIF. # REFERENCE

97 APR 29 AM 9:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1144529