PREPARED BY AND RETURN TO
WILKINS & IVEY
Attorneys-at-Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net
W & I Ref: (cmw) Title No: 40147
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Carrie A. Pereira Ray A. Pereira 401 Hampstead South Antioch, TN 37013	SouthTrust Mortgage Corporation 210 Wildwood Parkway Birmingham, AL 35209

TAX MAP-PARCEL NUMBERS: 149-1-B-84 02DX 7586

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Timothy Lamar Austin and spouse, Tina Michelle Austin,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Carrie A. Pereira and spouse, Ray A. Pereira, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 255 on the plan of Piccadilly Square, Phase III of record in Book 6250, Pages 892-894, amended in Book 8001, Page 278, Register's Office for said County.

SAID Lot No. 255, which is a corner lot, fronts 80.00 feet on the southerly margin of Billingsgate Road and fronts 81.45 feet on the easterly margin of Hampstead South, said frontages being joined by a curve having a length of 39.27 feet, and extends back 100.00 feet on the easterly line and 81.96 feet on e southerly line, to a point of intersection.

BEING the same property conveyed to Timothy Lamar Austin and wife, Tina Michelle Austin by deed from Gilbert Smith, d/b/a Precision Homes, of record in Book 9280, Page 470, Register's Office for Davidson County, Tennessee

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6250, Pages 892-894, and amended in Book 8001, Page 278, said Register's Office, which Plan shows a 30 and 15 foot minimum building setback line from Billingsgate Road and Hampstead South, and additional setback building designations and 10 foot easement for public utility and drainage purposes along the south and easterly line(s) of said lot, and an easement for drainage purposes across the westerly portion of said lot. Subject to an overhang easement across the northerly portion of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 6236, Page 683, Book 6295, Page 506, Book 6295, Page 520, Book 6295, Page 534, Book 6300, Page 409, Book 6306, Page 833, as amended in Book 6496, Page 100, Book 6496, Page 107, Book 6496, Page 114, Book 6518, Page 184, Book 6518, Page 190, Book 6355, Page 322, Book 6236, Page 708, Book 6295, Page 572, Book 6295, Page 580, Book 6295, Page 588, Book 6300, Page 431, said Register's Office, which sets forth assessments, liens

and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 401 Hampstead South, Antioch, TN 37013

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on 25, July, 1998.

Timothy Lamar Austin

Tina Michelle Austin

State of Tennessee
County of Davidson

On 25th, July, 1998, before me the undersigned authority, personally appeared Timothy Lamar Austin and Tina Michelle Austin, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE MARILYN DILL

Notary Public

My Commission Expires: March 23, 2002

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 128,900.00

Affiant

Sworn and subscribed before me on August 10, 1998.

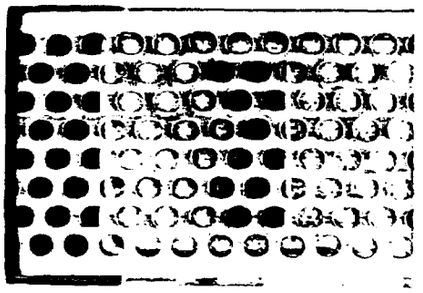
PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

98 AUG 11 PM 12:45

04736491

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



RECEIVED OF _____ BOOK 11061 PAGE 296

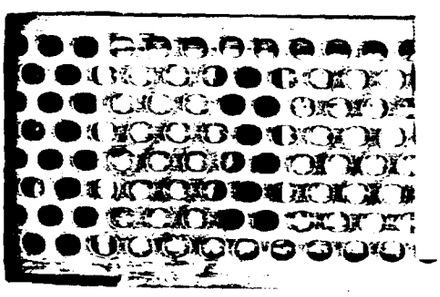
FOR _____

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
DON TX
PRFEE
WDEED
DFEE
TOTAL
CHECK

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0473649
IDENTIFICATION REFERENCE
98 AUG 11 PM 12:46

No.