BOOK 11122 PAGE 467

WARRANTY DEED

PAM S. ATCHLEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RGTC-98-3868

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Michael K. Austin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
17th DAY OF September 19 98

Pam S. Atchley
Notary Public

MY COMMISSION EXPIRES: June 26, 2000
(AFFIX SEAL)

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W, Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael K. Austin (NAME)	Guaranty Trust Company (NAME)	063-8-95
4036 LaFayette Avenue (ADDRESS)	640 Broadmor Boulevard, Ste. 10 (ADDRESS)	
Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (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, Aubrey Sylvester Pratt and wife, Frances Delores Evans Pratt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael K. Austin and wife, Amelia Annette Austin

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:

Land in the 4th Civil District of Davidson County, Tennessee, being Lots Nos. 23, 25, 27, 29, 31, 33 and 35 of Block B1 in the subdivision of the Hulme Farm, Known as Hadley Bend City, a plan of which subdivision is of record in Book 421, Page 120, Register's Office for said County.

Said Lots Nos. 23, 25, 27, 29, 31, 33 and 35 front together 175 feet on the east side of Lafayette Street, and run back between parallel lines 150 feet.

Being the same property conveyed to Aubrey Sylvester Pratt and wife, Frances Delores Evans Pratt by Deed from Frank L. D. Evans, of record in Deed Book 5034, Page 371, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

0490731
IDENTIF. & REFERENCE

98 SEP 23 AM 9:29
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

3860 09/23 0101 03CHECK 344.00

MAIL ENV.

unimproved ( )
This is improved (X) property, known as 4036 LaFayette Avenue, Old Hickory, Tennessee 37138
(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 our hand this 17th day of September 19 98

Aubrey Sylvester Pratt

Frances Delores Evans Pratt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11122 PAGE 468

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Aubrey Sylvester Pratt and wife, Frances Delores Evans Pratt

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 Springfield, Tennessee, this 17th day of September 19 98.

Commission expires June 26, 2000

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Notary Public

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

RETURN TO:
CUMBERLAND TITLE COMPANY

- [ ] 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- [ ] 1187 Vultee Boulevard, Nashville, Tennessee 37217
- [X] 1310 Memorial Boulevard, Springfield, Tennessee 37172
- [ ] 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- [ ] 111 W. College Street, Murfreesboro, Tennessee 37130
- [ ] 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- [ ] 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- [ ] 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

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

RECEIVED OF _____

FOR _____

BOOK 11122 PAGE 469

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 90000.00	
			CON TX 333.00	
			PRFEE 1.00	
			WDEED 8.00	
			CFEE 2.00	
			TOTAL 344.00	
			CHECK 344.00	
09/23/98	01		09:30 0001 3860	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0490731
IDENTIF. & REFERENCE

98 SEP 23 AM 9:29
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1349207