WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Louis P Augustin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF October, 19 98

Deanie L Gregory
NOTARY PUBLIC
Notary Public

MY COMMISSION EXPIRES: March 23, 2002
(AFFIX SEAL) AT LARGE

DEANIE L. GREGORY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Mail

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY, 223 Madison Street, S. 102, Madison, TN 37115

My Commission Expires MAR 23 2002

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Louis Augustin	SAME AS NEW OWNER	MAP 51-4
(NAME)	(NAME)	
220 Diane Drive		PARCEL 76
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, Hildred M. Stratton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Louis Augustin and wife, Barbara June 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:

Land in Davidson County, Tennessee, being Lot No. 46 on the Map of Madison Realty Company's Subdivision of Madison, Tennessee, as of record in Book 547, Page 164, Register's Office for Davidson County, Tennessee.

Said Lot No. 46 fronts 50 feet on the north side of Harrington Avenue and runs back between parallel lines 190 feet to a dead end.

Being the same property conveyed to Frank E. Stratton and wife, Hildred M. Stratton by deed from Robert Victor Sullivan and wife, Virginia Sullivan of record in Book 2810, Page 549, Register's Office for Davidson County, Tennessee. The said Frank E. Stratton having since died.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF MADISON REALTY COMPANY'S SUBDIVISION OF MADISON, TENNESSEE AS RECORDED IN BOOK 547, PAGE 164, SAID REGISTER'S OFFICE.

unimproved ( )
This is improved (X) property, known as 117 Harrington Street, 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 hand this 14th day of October 19 98

Hildred M. Stratton
Hildred M. Stratton

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 Hildred M. Stratton

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 Madison, Tennessee, this 14th day of October, 19 98.

Commission expires March 23, 2002

DEANIE L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 _____.

My Commission Expires MAR 23, 2002

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

0499919

IDENTIFICATION REFERENCE

98 OCT 15 AM 8:32

REGISTER
DAVIDSON COUNTY, TN.

3582 10/15 0101 03CHECK 140.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11156 PAGE 447

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 35000.00
CON TX 129.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 140.50
CHECK 140.50

10/15/98 01 08:34 0001 3582

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0499919
IDENTIF. & REFERENCE

98 OCT 15 AM 8:32

REGISTER
DAVIDSON COUNTY, TN.

No. 1358813