FILE BOX 45

WARRANTY DEED

BOOK 11652 PAGE 692

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 82,900.00

Cheryl Austermiller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF September 19 99

Marie Bradford
Notary Public

MY COMMISSION EXPIRES March 24, 2001
(AFFIX SEAL)

BRADFORD NOTARY PUBLIC AT DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Cheryl Austermiller (NAME)	America's Wholesale Lender (NAME)	MAP 108-12
1208 Timber Valley Drive (ADDRESS)	155 N. Lake Avenue (ADDRESS)	PARCEL 172
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Pasadena, CA 91109-7137 (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, Helen S. Irwin Martin and husband, Howard Wayne Martin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cheryl Austermiller, unmarried

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:

BEING Lot No. 113-B, Zone Lot Division, Lots Nos. 110, 111, 112, and 113, East Lake Subd, Section 4, of record in Plat Book 6250, Page 246, amending Book 5800, Page 245, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

This conveyance is subject to Restrictive Covenants of record in Book 6152, Page 427, Register's Office for said County.

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

5582 09/07 0101 03CHECK 317.73

unimproved ( )
This is improved (X) property, known as 1208 Timber Valley Drive, Nashville, TN 37214
(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 s this 3rd day of September, 19 99

Helen S. Irwin Martin
Helen S. Irwin Martin

Howard Wayne Martin
Howard Wayne Martin

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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 Helen S. Irwin Martin and husband, Howard Wayne Martin

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 Nashville, Tennessee, this 3rd day of September, 19 99.

Commission expires ~~March 24, 2002~~ 1/26/02

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

06331186

RELEASE OF REFERENCE

99 SEP -7 PM 2:38

REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

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06331 86

JOB/DOC # REFERENCE

99 SEP -7 PM 2:38

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	82900.00
CON TX	306.73
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	317.73
CHECK	317.73

09/07/99 01 14:38 0001 5582

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1513597