Instr:200003020020681 Page: 1 OF 2
REC'D FOR REC 03/02/2000 1:49:38PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $166.50

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **38696** FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 45,000.00.**

x Ronald L. Laster
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **25TH DAY OF FEBRUARY, 2000.**

Notary Public

MY COMMISSION EXPIRES: 9/28/2002

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
RONALD L. LASTER et ux	**SAME**	**82-12-168**
~~**405 Hart Avenue**~~ 3214 ALPINE AVE		**19W 16310**
Nashville, Tennessee ~~**37206**~~ 37218		

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, ELIZA G. JOYNER AUSTIN, A Widow**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RONALD L. LASTER and wife, CARLENE LASTER**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOW TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 24 on the plan of F. O. Beasley's Subdivision of the Vaughn Tract, as of record in book 2, page 105, Chancery Court at Nashville.

SAID Lot No. 24 fronts 50 feet on the easterly side of Hart Avenue and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Eliza G. Joyner Austin and husband, Henry Austin by deed from Eliza G. Joyner Austin of record in Book 2798, Page 565, Register's Office for Davidson County, Tennessee, and by deed from Rosie Eskind to Eliza G. Joyner of record in Book 2102, Page 284, said Register's Office. The said Henry Austin having since died.

Unimproved ( )

This is improved (**X**) property, known as **405 Hart Avenue, Nashville, Tennessee 37206**

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 25TH DAY OF FEBRUARY, 2000.

Eliza G. Joyner Austin

ELIZA G. JOYNER AUSTIN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named ELIZA G. JOYNER AUSTIN, A Widow, 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 Nashville, Tennessee, this the 25th day of February, 2000.

NOTARY PUBLIC

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002

MY COMMISSION EXPIRES:

9/28/2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the _____ day of _____, , before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of
as _____ Attorney in Fact, and acknowledged that ___ executed the same as the free act and deed of the said though they had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the _____ day of _____, .

_____
NOTARY PUBLIC

My Commission Expires: _____

Witness my hand and official seal at _____, this the __th_____ day of _____, _____.

My commission expires:_____ _____
NOTARY PUBLIC