Instr:200004030032725 Page: 1 OF 1
REC'D FOR REC 04/03/2000 9:53:33AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $555.00

This instrument prepared by
John J. Archer, Atty., 300 Jas. Robertson Pky., 3rd Floor, Nashville, TN 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration given for this transfer or the value value of the property transferred, whichever is greater, is $150,000.00.

Sworn to and subscribed before me this 1st day of April, 2000.

Grantee or Grantee's Agent

Notary Public / My commission expires 9-29-2001

ADDRESS NEW OWNER
Matthew E. McDowell, et ux
705 Georgetown Drive
Nashville, TN 37205

SEND TAX BILLS TO
same

MAP/PARCEL ID
Map 115-07-0
Parcel 019.00

WARRANTY DEED

For good and valuable consideration paid and received, the Grantor, ESTHER AUSTIN, unmarried, has bargained and sold, and by these presents does transfer and convey unto the Grantees, MATTHEW E. McDOWELL and wife, ROSANNE McDOWELL, their heirs and assigns, the following described tract or parcel of land:

Land in Davidson County, Tennessee, being Lot No. 14 on the Map of Brook Meade, Section III, as of record in Book 2133, page 116, Register's Office for said County.

Said Lot No. 14 fronts 144 feet on the south side of Georgetown Drive and runs back between lines, 361.7 feet on the west line and 199 feet on the east line, to a dead line, which is a broken line measuring 225.6 feet.

Being the same property as described and conveyed in the deed to Esther Austin from Neal T. Wetherall and wife, Heidi J. Wetherall, as of record in Book 8421, page 727, said Register's Office.

PROPERTY ADDRESS: This is improved property known as 705 Georgetown Drive, Nashville, TN 37205.

Said property is conveyed subject to restrictions, easements, and setback lines of record, and to the lien of current year *ad valorem* taxes, which have been prorated and assumed by the Grantees.

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 the Grantor does covenant with the Grantees that the Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it, and that the same is unencumbered except as stated above. And the Grantor does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 1st day of April, 2000.

Esther Austin
ESTHER AUSTIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of April, 2000, before me personally appeared ESTHER AUSTIN, with whom I am personally acquainted (or whose identity was established by satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained. I certify that I am a Notary Public authorized to act and now acting within and for the State above mentioned; and I have signed my name and have imprinted my official seal hereon, the day and year above written.

My commission
expires: 9-29-2001

Notary Public