RETURN TO:
Rudy Title & Escrow
2000 Glen Echo Rd., Ste. 209
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 09/08/00 15:36 2pgs
Fees:11.00 Taxes:266.40

20000908-0089318

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2000.

Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

LAURA GLEAVES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY: My Commission Expires MAR 08, 2002
Lehman Land Title, Inc., 2000 Glen Echo Road, Suite 106, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa L. Buchko	Southeastern Mortgage of Tennessee, Inc.	108-8-217
(NAME) 3222 Trails End Lane	(NAME) 115 29th Avenue South	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37212	
(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, **JANICE LAWSON SMITH, ALSO KNOWN AS JANICE L. SMITH, NOW KNOWN AS JANICE L. SMITH AUSTELLE AND HUSBAND, DONALD G. AUSTELLE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LISA L. BUCHKO** , 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. 245B, Zone Lot Division, Lots Nos. 244, 245 & 246, Section 2, Larchwood, of record in Plat Book 5800, page 280, amending Plat Book 5200, pages 57, 58 & 59, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Paul R. Smith and Janice L. Smith by deed from Nigel Izzard and E. Faye Izzard of record in Book 7403, Page 995, Register's Office for Davidson County, TN. Paul R. Smith (one and the same as Paul Ray Smith) died 05/03/96 ; pursuant to Last Will and Testament of Paul Ray Smith dated October 23, 1985 and recorded in Will Book 209, Page 429, Davidson County, Tennessee, Paul Ray Smith's interest in the subject property was devised to Janice Lawson Smith. Janice L. Smith and Janice Lawson Smith, being one and the same person, is now known as Janice L. Smith Austelle.

Donald G. Austelle joins in this conveyance to relinquish any rights he/she may have in and to the property herein described by virtue of marriage to Janice L. Smith Austelle.

This instrument is executed on behalf of Donald G. Austelle by Janice L. Smith Austelle as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith..

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3222 Trails End Lane, 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 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/our hand(s) this 31st day of August, 2000.

Janice Lawson Smith

Janice L. Smith Austelle

Donald G. Austelle by Janice L. Smith Austelle, Atty in Fact

Donald G. Austelle by Janice L. Smith Austelle, Attorney in Fact

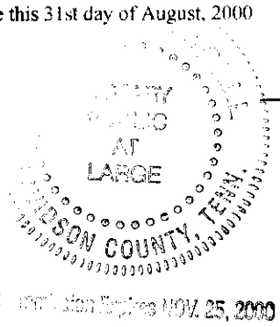
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janice Lawson Smith, also known as Janice L. Smith Austelle, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville , Tennessee this 31st day of August, 2000

Commission expires:



Notary Public

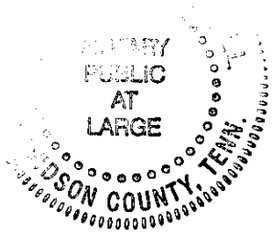
My Commission Expires NOV. 25, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Janice L. Smith Austelle, known to me or satisfactorily proven to be the person)who executed the foregoing instrument in behalf of Donald G. Austelle, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Donald G. Austelle. WITNESS my hand and Notarial Seal this 31st day of August, 2000. Said Power of Attorney is being recorded simultaneously herewith.

Notary Public

My Commission Expires



My Commission Expires NOV. 25, 2000