WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/29/00 11:44 2pgs
Fees:11.00 Taxes:258.63

20001129-0117106

ET-00-0696

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00

Roy A. Austin
Affiant

Subscribed and sworn to before me, this 20th DAY OF November, 2000.

Beverly J. Heatherly
Notary Public

MY COMMISSION EXPIRES: 9-9-03

(AFFIX SEAL)

BEVERLY J. HEATHERLY NOTARY PUBLIC AT LARGE WILSON TENN.

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy A. Austin and Betsy Renee Austin, Married	First Horizon Home Loan	
(NAME)	(NAME)	
511 Norton Avenue	P.O. Box 146	71-08-148.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207	Memphis, TN 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHARLES E. WELCH AND LISA CUMBERLAND, HUSBAND AND WIFE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ROY A. AUSTIN AND BETSY RENEE AUSTIN, MARRIED, hereinafter called the Grantees, their heirs and assigns, that 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. 128 on the map of Joywood Heights, Section 1, as of record in Book 1130, Page 91, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles E. Welch by dded from Harold E. Sullins of record in Deed Book 9531, Page 147, Register's Office for Davidson County, Tennessee. Being further conveyed to Charles E. Welch and Lisa Cumberland by Quitclaim Deed from Charles E. Welch of record in Book 11204, Page 203, said Register's Office.

This conveyance is subject to Restricitons of record in Book 1130, Page 91, said Register's Office.

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

unimproved ( )
This is improved (X) property, known as 511 Norton Avenue, Nashville, Tennessee 37207
(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/our hand(s) this 20th day of November, 2000.

Charles E. Welch

Lisa Cumberland

BEVERLY J. HEATHERLY NOTARY PUBLIC AT LARGE WILSON TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Charles E. Welch and Lisa Cumberland, 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 20th day of November, 2000.

My Commission Expires: 9/9/03

Beverly J. Heatherly
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 20th day of November, 2000.

My Commission Expires _____ _____

Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
EXECUTIVE TITLE LLC
3584 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122