THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 18090**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $130,000.00. Affiant Subscribed and sworn to before me, this 20th day of July, 2001. Notary Public My Commission Expires:

My Commission Expires
September 25, 2004

WARRANTY DEED

Address New Owner: TERRY D. AUSTIN 307 Paulson Place Antioch, Tennessee 37013	**Send Tax Bills To:** BANK OF AMERICA P.O. Box 305140 Louisville, KY 40323	**Tax Information:** MAP 172-8-A PAR 26.00CO FB 5D63801

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, MAXINE SHARP, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to TERRY D. AUSTIN, UNMARRIED ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 307 Paulson Place, Antioch, Tennessee 37013 and is not now nor has it ever been the principal residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of July, 2001.

Maxine Sharp by Paula Cirulli

MAXINE SHARP
BY PAULA CIRULLI, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY BEING RECORDED
SIMULTANEOUSLY HEREWITH - INST # 20010724-0078496

Davidson County DEEDWARR
Recvd: 07/24/01 15:17 2pgs
Fees:13.00 Taxes:481.00
20010724-0078497

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paula Cirulli, 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, and who further acknowledged that she is the Attorney-in-Fact for the said Maxine Sharp and is authorized by the said Maxine Sharp to execute this instrument on her behalf.

Witness my hand, at office, this 20th day of July, 2001.

Notary Public

My Commission Expires:

My Commission Expires
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EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Section Two-B Hunters Branch, as of record in Plat Book 6900, pages 336 and 337, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Maxine Sharp by deed from Steven Mark Katzaroff and wife, Michelle Leigh Katzaroff of record in Book 9956, page 342, said Register's Office.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6601, page 7; (3) By-Laws of record in Book 6632, page 429; (4) Dedication of common area of record in Book 6612, page 885; (5) Charter of record in Book 6632, page 424, Book 8923, page 318; (6) Easements of record in Book 7492, page 583; and (4) All matters appearing on the Plan of record in Plat Book 6900, pages 336 and 337, said Register's Office.