WARRANTY DEED

THIS INDENTURE, made and entered into this 7th day of ~~August~~ September, **2001**, by and between **Garey S. Austin and wife, Rebecca M. Austin**, party of the first part, and **Lisa G. Parker** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**.

Davidson County DEEDWARR
Recvd: 09/13/01 10:57 3pgs
Fees:18.00 Taxes:540.94

20010913-0099864

See Exhibit "A"

Parcel #: 172/12/0B/156.00CO

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered,

EXCEPT for subdivision restrictions, building lines and easements of record as shown in Plat Book **7900**, Page **06** and Book **7900**, page **387-8**; Restrictions of record in Book **8634**, page **799** of the Register's Office, and except for any **2001** and **Davidson** County taxes not yet due and payable,

and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Garey S. Austin

Garey S. Austin

Rebecca M. Austin

Rebecca M. Austin

STATE OF TENNESSEE, COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Garey S. Austin and Rebecca M. Austin** to me known to the person described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

WITNESS my hand and Notarial seal at office this 7th day of September **August, 2001.** JP

Notary Public

My commission expires:

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN. JENNIFER R. PETERS MY COMMISSION EXPIRES: JAN. 23, 2003

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Property address: **1305 Crestfield Drive**
Nashville, Tennessee 37211

Owner's name: **Lisa G. Parker**

and address: **1305 Crestfield Drive**
Nashville, Tennessee 37211

Mail tax bills to, (Person or Agency responsible for payment of taxes)
same as property

This instrument prepared by:
Elite Title Company, LLC
109 Westpark Drive, Ste. 109
Brentwood, TN 37027

File No.: 6-010317

Return to: **Elite Title Company, LLC**
109 Westpark Drive, Ste. 109
Brentwood, TN 37027

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$146,200.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 7th day of September **August, 2001.** JP

Notary Public

My Commission Expires

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN. JENNIFER R. PETERS

(FOR RECORDING DATA ONLY)

MY COMMISSION EXPIRES: JAN. 23, 2003

Exhibit "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 413 on the Plan of Section Eight, Bradford Hills, of record in Book 7900, page 6 and Book 7900, page 387-8 of the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description thereof.

Beign the same property conveyed to Garey S. Austin and wife, Rebecca M. Austin by Warranty Deed from Victor L. Arms and wife, Karen M. Arms dated April 30, 1997 and recorded in Book 10438, page 76 of the Register's Office for Davidson County, Tennessee.

Parcel No: 172/12/0B/156.00CO