THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075
OUR FILE NUMBER: 11201A

MAP/GROUP/PARCEL: 108-16-0/113.00

NEW OWNER'S NAME AND ADDRESS:
JOYCE D. AUSTON
1405 TRADE WINDS COURT
Nashville, TN 37214

SEND TAX BILLS TO:
NEW OWNER

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, DAVID N. REININGER and Melissa Reininger, husband and wife, hereinafter called Grantors, do hereby transfer and convey unto JOYCE D. AUSTON, a married woman, their heirs and assigns, hereinafter called Grantee, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE,

BEING LOT NO. 43 ON THE PLAN OF LAKEVIEW HILLS SUBDIVISION, SECTION IV, AS OF RECORD IN PLAT BOOK 5190, PAGE 728, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

The subject property is improved property commonly known as 1405 Trade Winds Court, Nashville, Tennessee.

BEING the same property conveyed to grantors herein by deed of record in Book 8589, Page 988, Register's Office for Davidson County, Tennessee.

Melissa Reininger, wife of David N. Reininger, joins in this conveyance for the purpose of conveying her marital interests in said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenant with grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements or record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

DAVID N. REININGER

MELISSA REININGER

Davidson County DEEDWARR
Recvd: 09/21/01 09:36 2pgs
Fees:13.00 Taxes:355.20

20010921-0102349

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, DAVID N. REININGER and Melissa Reininger, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 11th day of September, 2001.

NOTARY PUBLIC

My Commission Expires:

10/15/03

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater of this transfer is $96,000.00.

AFFIANT

Sworn to and subscribed before me, this 11th day of September, 2001.

NOTARY PUBLIC

My Commission Expires:

10/15/03