STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public, this 14th day of December, 2001.

Notary Public

My Commission Expires: 11/2/05

THOMAS SIDWELL NOTARY PUBLIC AT LARGE TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 12/21/01 09:55 2pgs
Fees:13.00 Taxes:334.85
20011221-0141069

ADDRESS NEW OWNER(S) AS FOLLOWS:
Shawn R. Austin and Noel S. Austin
2742 Penn Meade Drive
Nashville, Tennessee 37214

SEND TAX BILLS TO:
ERA Mortgage
3000 Leadenhall Road
Mount Laurel, NJ 08054

MAP-PARCEL NUMBERS:
052-130-A-031.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Julia D. Rather, a married woman, and Jeff Hammers, a married man,** hereinafter referred to as Grantors, hereby transfers and conveys to **Shawn R. Austin and Noel S. Austin** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Unit 31 of the Condominium Site Plan Phase One, River Glen Planned Unit Development, plan of record in Plat Book 6900, Page 671, amending Plat Book 6900, Pages 650 and 651, all references of record in the Register of Deeds Office for Davidson County, Tennessee.

Being the same property conveyed to Julia D. Rather, unmarried, by Warranty Deed from Linda Marie George, unmarried, of record in Book 10121, Page 706, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 6900, Page 650 & 651, and amended in Book 6900, Page 671, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 8069, Page 158, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 7566, Page 571, Register's Office for Davidson County, Tennessee.

All matters of record in Book 6900, Page 650 & 651, Register's Office for Davidson County, Tennessee.

Any matter that would be revealed by an accurate survey.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2001 are a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 2742 Penn Meade Drive, Nashville, Tennessee 37214.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 14th day of December, 2001.

Julia D. Rather

Jeff Hammers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julia D. Rather, a married woman, and Jeff Hammers, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of December, 2001.

THOMAS SIDWELL NOTARY

Notary Public

11/2/05
My Commission Expires

04405-BP