This instrument prepared by:
Martha Brooke Perry, Atty.
BALTHROP, PERRY & NOE
An Association of Attorneys
102 Frey St., P. O. Box 82
Ashland City, TN 37015

Vicky Dianne Lancaster Austin

TO: Martha H. Inman
7512 Old Harding Pike
Nashville, TN 37221

MAP: 142 - 14B

PARCEL: 5.00

SEND TAX BILLS TO: SAME

Davidson County DEEDWARR
Recvd: 07/05/02 10:40 3pgs
Fees:18.00 Taxes:555.00
20020705-0080961

WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, I, Vicky Dianne Lancaster Austin, Grantor herein; have bargained and sold and by these presents do convey unto Martha H. Inman, Grantee herein, her heirs and assigns, the following described property:

LAND in Davidson County, Tennessee, being Lot No. 5, River Plantation, Section VIII, Phase One, of record in Plat Book 6900, page 475 and 476, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

AND BEING the same property conveyed to Charles Stair Lancaster and wife, Vicky Dianne Lancaster, by deed from John Timothy Hillin and wife, Kelly Hillin, of record in Book 8646, page 881, Davidson County, Tennessee. Charles Stair Lancaster having since died leaving Vicky Dianne Lancaster (now Austin) vested with title as surviving tenant by the entirety.

Joseph Austin joins in this instrument for the purpose of conveying any interest that he may have in the above-described property as the husband of Vicky Dianne Lancaster Austin.

This conveyance is made subject to the following:

1. 2002 Davidson County property taxes which have been prorated between the parties and payment of which has been assumed by the grantee.

2. Declaration of Restrictive Covenants and By-Laws for River Plantation, Sections 8-11, Umbrella Association of record in Book 7389, page 924, said Register's Office and Declarations of Covenants, Conditions and Restrictions including but not limited to easements, assessments, special assessments, charges and liens of record in Book 7389, page 941, said Register's Office.

3. Charter for River Plantation Sections 8-11 Umbrella Assoc., Inc. of record in Book 7402, page 591, said Register's Office.

4. The Plan of record in Book 6900, page 475, said Register's office showing easements and all other matters including a 20 foot easement for public utility and drainage purposes along the front line of said lot, a 20 foot easement for public utility, drainage and slope purposes over the rear of said lot and 5 foot easement for public utility and drainage purposes along the northeastern line of said lot.

5. Storm water Detention Agreement of record in Book 7344, page 438, said Register's office.

6. Easement for sanitary sewer, sewage force main and drainage purposes of record in Book 7400, page 792,

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs and assigns forever. We do covenant with Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. We do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title unto said real property unto the Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands, this the 28th day of June 2002.

Vicky Dianne Lancaster Austin
by Joseph T. Austin, POA

Vicky Dianne Lancaster Austin
by Joseph Austin, Attorney in Fact
under Power of Attorney of record
at Instrument No. 30883 NBK 32, page 188,
Register's Office of Davidson Co., TN.

Joseph T. Austin

Joseph Austin

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Joseph Austin**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 28th day of June, 2002.

Martha Brooks

NOTARY PUBLIC

My commission expires: 7/6/05

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Joseph Austin**, to me known to be person who executed the foregoing instrument in behalf of **Vicky Dianne Lancaster Austin** and who acknowledged that he executed the same as the free act and deed of the said Vicky Dianne Lancaster Austin.

Witness my hand and seal at office this 25th day of June, 2002.

Martha Brooks
NOTARY PUBLIC

My Commission Expires: 7/6/05

STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Martha A. Inman
Grantee

SWORN to and subscribed before me

this the 25th day of June, 2002.

Martha Brooks
NOTARY PUBLIC

My commission expires: 7/6/05