This Instrument Was Prepared By:
W. WILLIAM DAVIS, ATTORNEY, P.C.
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, JAMES L. AUSTIN, JR. AND WIFE, MELISSA AUSTIN (Collectively "Grantor") has bargained and sold, and does hereby bargain, sell and convey unto JENNIFER AUSTIN, A SINGLE WOMAN ("Grantee") the following described real estate located in DAVIDSON County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 165 ON THE PLAN OF BRADFORD HILLS, SECTION TWELVE, OF RECORD IN BOOK 7900,PAGE 6, AMENDED IN BOOK 7900, PAGE 581, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE DESCRIPTION THEREFORE.

THIS BEING THE SAME PROPERTY CONVEYED TO JAMES L. AUSTIN, JR. AND WIFE, MELISSA AUSTIN BY WARRANTY DEED OF CHARLES J. YAMEK AND WIFE, NANCY BIANCO YAMEK DATED OCTOBER 27, 1997 AND RECORDED OCTOBER 31, 1997 IN BOOK 10665, PAGE 860, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This property is known as 2505 CALL HILL ROAD, NASHVILLE, TN 37221

This property is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 9TH day of January, 2003.

James L. Austin Jr.

JAMES L. AUSTIN, JR. GRANTOR

MELISSA AUSTIN, GRANTOR

Davidson County DEEDWARR
Recvd: 01/17/03 09:24 2pgs
Fees:13.00 Taxes:666.00

20030117-0007319

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STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES L. AUSTIN, JR. AND WIFE, MELISSA AUSITN, with whom I am personally acquainted, and who, upon oath, acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 9th day of January, 2003.

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$180,000.00** 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 the 9th day of January, 2003

Notary Public

Commission Expiration:

RETURN ORIGINAL TO:	PLEASE SEND TAX BILL TO:	ADDRESS OF NEW OWNER AND PROPERTY ADDRESS
W. WILLIAM DAVIS, ATTY	NATIONAL BANK OF COMMERCE	
219 WARD CIRCLE, STE 3	ONE COMMERCE SQ. 1ST FL	2505 CALL HILL ROAD
BRENTWOOD, TN 37027	MEMPHIS, TN 38150	NASHVILLE, TN 37211

MAP PARCEL NUMBER
172-12-B-281CO