This Instrument Prepared By:

Brenda Franks Hale, Attorney
HALE AND HALE, PLC
312 First Tennessee Bank Building
Franklin, Tennessee 37064

Davidson County DEEDWARR
Recvd: 02/03/03 09:24 2pgs
Fees:13.00 Taxes:836.20
20030203-0014225

NEW OWNER:

James L. Austin, Jr. and wife,
Melissa A. Austin
605 Redleaf Ridge Court
Nashville, Tennessee 37211

SEND TAX BILL TO:

National Bank of Commerce
One Commerce Sq. 1st Floor
Memphis, Tn 38150

MAP & PARCEL

172-14-0-A
049.00 CO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $226,000.00.

AFFIANT

Sworn to and subscribed before me this 29 day of January, 2003.

NOTARY PUBLIC

My Commission Expires:_____

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 27, 2005

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, EDWARD J. ROBINSON, JR. and wife, TONJA R. ROBINSON, hereinafter called the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto JAMES L. AUSTIN, JR. and wife, MELISSA A. AUSTIN, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 144 on the Plan of Section One Wexford Downs, as of record in Plat Book 9700, pages 308 and 309, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Edward J. Robinson, Jr. and wife, Tonja R. Robinson by deed from J. Grant Moult and wife, Kathleen S. Moult, of record in Book 11483, page 44, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever;

AND GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 2003 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 172-14-0-A 049.00 CO.

2. All matters appearing on the Plan of Section One Wexford Downs, of record in Plat Book 9700, pages 308 and 309, Register's Office for Davidson County, Tennessee.

3. All matters appearing on the Plan of P.U.D. Boundary Wexford Downs, of record in Plat Book 9700, page 221, said Register's Office.

4. Declaration of Restrictive Covenants for Wexford Downs, of record in Book 10292, page 51, said Register's Office.

5. Dedication of common area to Wexford Downs Homeowner's Association, Inc., of record in Book 10937, page 789, said Register's Office.

6. Charter of Incorporation of Wexford Downs Homeowner's Association, Inc., of record in Book 10500, page 444, said Register's Office.

7. Declaration of Drainage Easement of record in Book 10750, page 721, said Register's Office.

8. Stormwater Detention Agreement of record in Book 10357, page 925, said Register's Office.

AND GRANTORS DO FURTHER covenant and bind themselves, their heirs and assigns, 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.

This improved property is known as 605 Redleaf Ridge Court, Nashville, Tennessee 37211.

WITNESS our hands this 23rd day of January, 2003 in Jacksonville, Florida.

Edward J. Robinson, Jr.

Tonja R. Robinson

STATE OF FLORIDA
COUNTY OF Duval

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, Edward J. Robinson, Jr. and wife, Tonja R. Robinson, the within named bargainors with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 23rd day of January, 2003, in Jacksonville, Florida.

Notary Public

My Commission Expires: _____

LUNELLA M. WATSON
MY COMMISSION # DD 045746
EXPIRES: July 30, 2005
1-800-3-NOTARY FL Notary Service & Bonding, Inc.