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SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 07/08/03 15:18 2pgs
Fees:13.00 Taxes:347.80
20030708-0093950

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of June, 2003.

Notary Public

My Commission Expires: 11/2/05

THOMAS K. SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Thomas M. Austin, Jr. and Melony D. Austin
2309 Benay Road
Nashville, Tennessee 37214

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 052-13-B-34.00CO

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, **Walter Lewis, Jr.** hereinafter referred to as Grantors, hereby transfers and conveys to **Thomas M. Austin, Jr. and Melony D. Austin, Husband and Wife, and Thomas M. Austin, Sr, a maaried man** 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 No. 49 as created and established by the Master Deed and By-Laws for River Glen, a Horizontal Property Regime of record in Book 7566, page 571, Register's office for Davidson County, Tennessee, and as shown and described on the plan for River Glen, Phase IIA of record in Book 6900, Page 818, Register's Office for said county, Tennessee, submitted to said Master Deed and By-Laws by instrument of record in Book 7724, Page 289, said Register's Office, to all of which reference is heremade for a more complete description, together with an undivided percentage interest in the common elements allocated to said unit set forth in said Master Deed and By-Laws, as maybe from time amended as provided therein.

Being the same property conveyed Walter Lewis, Jr. by Warranty Deed from Fox Ridge Homes, Inc. of record in Book 8286, Page 589, Register's Office for Davidson County, Tennessee, dated January 31, 1991.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6900, Page 818, Register's Office for Davidson County, Tennessee.

Easement of record in Book 7296, Page 484; Book 3961, Page 681, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 7566, Page 571; Book 7724, Page 289: Book 7566, Page 606, Register's Office for Davidson County, Tennessee.

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 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2309 Benay Road, 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 27th day of June, 2003.

Walter Lewis, Jr.

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 Walter Lewis, Jr., 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 27th day of June, 2003.

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN

Notary Public

My Commission Expires: 11/4/05

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