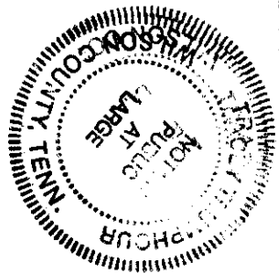
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Anna Shannon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2003.

Notary Public

MY COMMISSION EXPIRES: 1-23-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 09/04/03 11:12 2pgs
Fees:13.00 Taxes:296.00

20030904-0128662

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anna R. Shannon	Guaranty Trust Company	Map 75-07
(NAME) 308 Andrew Jackson Place	(NAME) P.O. Box 1218	Parcel 270.00
(ADDRESS) Hermtiage, TN 37076	(ADDRESS) Murfreesboro Tennessee 37133	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Kelly M. Perkins Austin , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anna R. Shannon, unmarried , HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 46-B on the Plan of Rachel's Square, Section Two, (now Colony Downs) Zone Lot Division Lots 23, 27, 29, 30, 31, 32, 33, 34, 37, 38, 40, 41, 42, 43, 45, 46, and 48, as shown by plat of record in Plat Book 6250, page 540, amending Book 5200, Page 623-625, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Kelly M. Perkins, unmarried by deed from Paula J. Stamps, unmarried of record in Deed Book 10093, page 116, Register's Office for said County.

The said Kelly M. Perkins having since married is joined in this conveyance by her husband Gary W. Austin.

The said Kelly M. Perkins for the purposes of this transaction is also known as Kelly M. Perkins Austin.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 308 Andrew Jackson Place, Hermtiage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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/our hand(s) this 28th day of August, 2003.

Gary W. Austin
GARY W. Austin

Kelly M. Perkins Austin
Kelly M. Perkins Austin

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Kelly M. Perkins Austin and Gary W. Austin the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8/28/2003

My Commission Expires: 1-23-06
Notary Public

NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.
TRACEY TRUMPHOUR

File Number23080390
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122