Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Suzanne D. Austin
Lola M. Austin
712 Ridgeview Ct.
Antioch, Tennessee 37013

SEND TAX BILL TO:
Mortgagee

MAP **173-1**
GROUP
PARCEL **263**

MORTGAGEE:
PrimeTrust Bank
P.O. Box 210618
Nashville, TN 37221

Davidson County DEEDWARR
Recvd: 02/04/04 09:29 2pgs
Fees:13.00 Taxes:277.50
20040204-0013456

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Wendy Lynn Gregus, unmarried,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Suzanne D. Austin, unmarried, and Lola M. Austin, married**, as joint tenants with right of survivorship, 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:

> Land in Davidson County, Tennessee, being Lot No. 14B of Dreamland Estates Subdivision, Section 3, of record in Plat Book 5200, page 649, re-subdivided for Zone Lot Division of record in Book 6250, page 282, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Wendy Lynn Gregus, unmarried by deed from Andrew M. Cuomo, Secretary of Housing & Urban Development of record in Instrument no. 20001212-0122325, Register's Office for Davidson County, Tennessee, and for the purpose of correcting a cloud on the title by Quitclaim Deed from Linda J. Goodwin, unmarried, and Timothy S. Cole and wife Jennifer K. Cole of record in Instrument no. 20040116-0006627, said Register's Office.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is improved property known as 712 Ridgeview Ct., Antioch, Tennessee 37013.

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, GRANTOR does covenants with the said "GRANTEES" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and 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 the 28th day of January, 2004.

Wendy Lynn Gregus

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Wendy Lynn Gregus, unmarried,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 28th day of January, 2004.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/29/2006

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $75,000.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of January, 2004.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/29/2006