Davidson County DEEDWARR
Recvd: 06/22/04 15:00 2pgs
Fees:13.00 Taxes:980.50

20040622-0073989

WARRANTY DEED

B-HC-04-0905

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF June, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/06

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Douglas Whit Smith	New Owner	
905 Clayton Avenue	(NAME)	118-5-183
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SHANNON SCHARBER AUSTIN, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DOUGLAS WHIT SMITH, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 56-B on the Plan of Battlefield Estates, Section No. 1, as of record in Book 843, Pages 96 and 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 56-B fronts 75.0 feet on the southerly side of East Clayton Avenue and runs back 230.1 feet on the westerly line and 231.54 feet on the easterly line to a dead line and measures 75.0 feet thereon.

Being the same property conveyed to Shannon Scharber, unmarried, by Deed dated April 28, 2000 and filed for record on May 2, 2000 in Instrument Number 20000502-0044046, Register's Office for Davidson County, Tennessee. (The said Shannon Scharber is now known as Shannon Scharber Austin).

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

unimproved ( )
This is improved (X) property, known as 905 Clayton Avenue, Nashville, Tennessee 37204
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 15th day of June, 2004.

Shannon Scharber Austin By Mary Frances Rudy atty-in-fact

Thomas Edward Austin By Mary Frances Rudy atty-in-fact

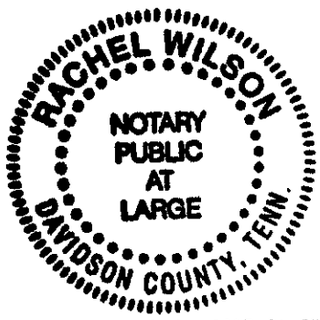
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mary Frances Rudy, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Shannon Scharber Austin and acknowledged that he/she executed the same as the free act and deed of the said Shannon Scharber Austin.

Witness my hand and official seal at
Davidson County, TN
on this the 15th day of June, 2004.

Rachel Wilson
NOTARY PUBLIC

My Commission Expires: _____



My Commission Expires MAR 31

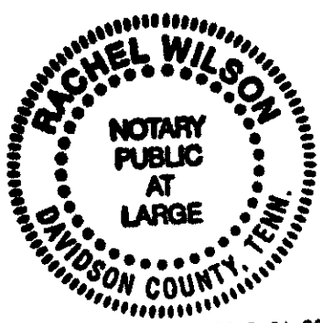
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mary Frances Rudy, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Thomas Edward Austin and acknowledged that he/she executed the same as the free act and deed of the said Thomas Edward Austin.

Witness my hand and official seal at
Davidson County, TN
on this the 15th day of June, 2004.

Rachel Wilson
NOTARY PUBLIC

My Commission Expires: _____



My Commission Expires MAR. 31, 2007

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903