Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Return To:
Key Title & Escrow Services, Inc.
213 Ward Circle, Suite 200
Brentwood. TN 37027

27A

39-B
File #04-1234

1/3

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, National Bank of Commerce, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Mark G. Austin and Julie Austin, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit: *wife

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 60A of Doral Country Villa, Section Four, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5050, page 61, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to National Bank of Commerce from Michael I. Mossman, Successor Trustee, by Successor Trustee's Deed, dated April 26, 2000, of record in Instrument No. 20040524-0060786, Register's Office, Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

Davidson County DEEDWARR
Recvd: 07/08/04 12:39 2pgs
Fees:13.00 Taxes:410.70
20040708-0081218

This is improved property, known as: 732 Albar Drive, Nashville TN 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. 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 THE EXECUTION HEREOF this 2nd day of July, 2004

NATIONAL BANK OF COMMERCE MEMPHIS, TN SEAL

Bonnie G. Jenkins, Assistant Vice President

State of Tennessee)
County of Shelby)

On this 2nd day of July, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Bonnie G. Jenkins, who acknowledged herself to be the Assistant Vice President of National Bank of Commerce, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, as such Assistant Vice President, and acknowledged the execution as a free act and deed.

Christine Kelly
Notary Public

My Commission Expires: MY COMMISSION EXPIRES OCT. 11, 2005

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 111,000.00.

Affiant

Sworn and subscribed before me on this the 2nd day of July, 2004.

Joretta F. North
Notary Public

My Commission Expires: 11-25-06

JORETTA F. NORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NEW OWNER:
Mark G. Austin
Julie R. Austin
732 Albar Drive
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT:

TAX MAP-PARCEL #:
142-6-C-7CO