WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/15/04 09:57 2pgs
Fees:13.00 Taxes:688.20

20040915-0111148

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$186,000.00.**

Affiant

Subscribed and sworn to before me this 13th day of September, 2004

Notary Public

My Commission expires: (Affix seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Stephen E. Sheaffer	NBC Mortgage	091-15-0-359.00
4701 Nevada Avenue	P.O. Box 30046	
Nashville, TN 37209	Durham, N.C. 27702-3046	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Charles Edward Austin and wife, Jo Ann Austin**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Stephen E. Sheaffer and Amanda W. Sheaffer, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 602 of Block 28 on the plan of Charlotte Park Company's First Addition, of record in Book 57, page 103, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles Edward Taylor and wife, Josephine Taylor, by deed from Rona Collier Simmons (now Walker), Ruby Collier Siegrist, Herschel Collier, Kathryn Landrum, Sue Ginn, Tidwell Collier, Ray Collier, Williwam Barton Collier & Denese Collier Packer, son and duaghter of beneficiary Neal Collier deceased, and Rachael Collier, wife of beneficiary Neal Collier, deceased, on August 1, 1975, of record in Book 4941, page 388, Register's Office for Davidson County, Tennessee. And further conveyed to Ronald K. Nevin, Trustee by Quitclaim Deed from Charles Edward Taylor and wife, Carolyn Austin Taylor and Josephine Taylor Felts, and conveyed further by Quitclaim Deed to Charles Edward Austin and wife, Jo Ann Austin from Ronald K. Nevin, Trustee, both being of record in Book 8610, page 114, said Register's Office.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 57, page 103, Register's Office Davidson County, Tennessee.

This is improved property known as: **4701 Nevada Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this __ day of September, 2004.

Charles Edward Austin
Charlie Austin

JoAnn Austin
JoAnn Austin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Charles Edward Austin and wife, Jo Ann Austin** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 30, 2004

My commission expires _____

_____
Notary Public

Notary Public At Large DAVIDSON COUNTY, TN
My Commission Expires 0-4-0