THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23385-09-2004**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $135,500.00. Affiant Subscribed and sworn to before me this 21st day of September, 2004. Notary Public My Commission Expires: **SIDWELL & BARRETT, P.C.** 121 1st Avenue South, Suite 200 Franklin TN 37064

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Patricia Lober 307 Paulson Place Antioch, TN 37013	America's Wholesale Lender 750 Old Hickory Blvd. Brentwood, TN 37027	Map No.172.08-0A Parcel No. 026.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Terry D. Austin**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patricia Lober**, unmarried, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 307 Paulson Place, Antioch, Tennessee 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 21st day of September, 2004.

Terry D. Austin

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Terry D. Austin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of September, 2004.

My Commission Expires:

Notary Public

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 09/24/04 12:52 2pgs
Fees:13.00 Taxes:501.35

20040924-0115537

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Section Two-B Hunters Branch as of record in Plat Book 6900, pages 336 and 337, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Terry D. Austin, unmarried by deed dated July 20, 2001 from Maxine Sharp, married, of record in Instrument No. 20010724-0078497, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated and assumed by the Grantee;
2. Restrictions of record in Book 6601, page 7;
3. By-Laws of record in Book 6632, page 429;
4. Dedication of common area of record in Book 6612, page 885
5. Charter of record in Book 6632, page 424, amended in Book 8923, page 318;
6. Easements of record in Book 7492, page 583; and
7. All matters appearing on the Plan of record in Book 6900, pages 336 and 337, Register's Office for Davidson County, Tennessee.