This Instrument Prepared By:
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144 Second Avenue North
Nashville, TN 37201

Davidson County DEEDWARR
Recvd: 12/17/04 14:05 3pgs
Fees:18.00 Taxes:277.50
20041217-0150342

WARRANTY DEED

Grantor: **Janice S. Austelle (previously, Janice L. Smith)**

Grantees: **Steve C. Hartsell and Olma A. Hartsell**

County: **Davidson Tennessee.**

Name and Address of New Owner:	**Send Tax Bills To: Same**
Steve C. Hartsell and Olma A. Hartsell 3218 Trails End Lane Nashville, TN 37214	**Map and Parcel No. (s):** 10808021600

D. JEFFERSON HERRING NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Affidavit of Consideration

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $75,000.00. Steve C. Hartsell, Affiant	Subscribed and sworn to before me, this 15th day of December, 2004. Notary Public My commission Expires Sept 22, 2007.

FOR AND IN CONSIDERATION of the sum of seventy-five thousand and no/100 dollars ($75,000.00), and other good and valuable consideration, the receipt of which is acknowledged, **Janice S. Austelle**, a married person whose spouse has joined in this conveyance as provided below, ("Grantor") has this day bargained and sold, and does hereby transfer and convey unto **Steve C. Hartsell** and wife, **Olma A. Hartsell**, ("Grantees") their successors, heirs and assigns, the real estate described in Exhibit A, attached hereto (the "Property").

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their successors, heirs and assigns forever. Grantor does hereby covenant that she 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 for metropolitan property taxes and as may be otherwise disclosed on Exhibit A.

Grantor further covenants and binds herself, her heirs and representatives, to warrant and forever defend the title to the Property to Grantees, their successors, heirs and assigns, against the claims of all persons.

IN WITNESS WHEREOF, Grantor has signed this Warranty Deed on this 15th day of December, 2004.

Janice S. Austelle

Grantor's spouse, **Donald G. Austelle**, has joined in this conveyance for the purpose of releasing any rights, marital or otherwise, that he may have in the Property.

Donald G. Austelle

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Janice S. Austelle** and **Donald G. Austelle**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of December, 2004.

Notary Public

My Commission Expires September 22, 2007.

D. JEFFERSON HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 244B, Zone Lot Division, Lots No. 244, 245 & 246, Section 2, Larchwood, of record in Plat Book 5800, page 280, amending Plat Book 5200, pages 57, 58, & 59, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Paul R. Smith and wife, Janice L. Smith, from Gregory L. Tolbert and Christine A. Viehmann, by deed of record in Book 6682, page 840, Register's Office for Davidson County, Tennessee. As the result of the death of Paul R. Smith on May 3, 1996, title to the Property vested entirely in Janice L. Smith by survivorship. Janice L. Smith and Janice S. Austelle are one and the same person.

This is improved property known as 3218 Trails End Lane, Nashville, Tennessee.

The above legal description was taken from the previous deed. The Property was not surveyed at the time of this conveyance and no title search was performed.

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