THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 19777G

MAP/GROUP/PARCEL: 130-5/118.00

NEW OWNER'S NAME AND ADDRESS:
Beverly Austin
207 Page Road
Nashville TN 37205

Davidson County DEEDWARR
Recvd: 01/19/05 13:24 2 pgs
Fees:13.00 Taxes:1964.70
20050119-0006775

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR AND IN CONSIDERATION, the receipt of which is hereby acknowledged, **JASON BAILEY NEEDHAM AND JENNIE GARTH NEEDHAM, HUSBAND AND WIFE**, hereinafter called Grantors, do hereby transfer and convey unto **BEVERLY AUSTIN, AN UNMARRIED WOMAN,** her heirs and assigns, hereinafter called Grantee, the property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 10, on the Plan of Revised plan of Highlands of Belle Meade No. 2, as shown on plat of record in Plat Book 843, page 18, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

The subject property is improved property known as 207 Page Road, Nashville, TN 37205.

BEING part of the same property conveyed to the grantors herein by deed of record in Instrument 20010501-0043829, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

1/14/05
Jason Bailey Needham

Jennie Garth Needham 1/14/05
Jennie Garth Needham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, Jason Bailey Needham and Jennie Garth Needham, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee, on this the 14th day of January 2005.

NOTARY PUBLIC

9/30/06

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $531,000.00.

AFFIANT

Sworn to and subscribed before me, this the 14th day of January 2005.

NOTARY PUBLIC

9/30/06

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY