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

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Davidson County DEEDWARR
Recvd: 04/06/05 15:47 2 Pgs
Fees:13.00 Taxes:1073.00
20050406-0038088

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 Justin W. Leach and spouse, Kerry D. Leach, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Kelly Ann Birdwell and husband, Eric Douglas 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:

Land in Davidson County, Tennesse, being Lot No. 21 on the Plan of Lone Oak Heights, of record in Book 1424, page 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Justin W. Leach and spouse, Kerry D. Leach, by Quitclaim Deed from Justin Leach and Kerry Daugherty, dated August 21, 2003, of record in Instrument No. 20030827-0124419, RODC; and further being the same property conveyed to Justin Leach and Kerry Daugherty, tenants in common with right of survivorship, dated May 23, 2003, of record on Instrument No. 20030604-0076582, RODC.

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.

This is improved property, known as: 4421 Lone Oak Road, Nashville TN 37215.

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. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. 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 4th day of April, 2005

Justin W. Leach

Kerry D. Leach

State of Tennessee)
County of Davidson)

On this 4th day of April, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Justin W. Leach and Kerry D. Leach, 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, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 290,000.00.

Affiant

Sworn and subscribed before me on this the 4th day of April, 2005.

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:
Dr. Eric D. Austin
4421 Lone Oak Road
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
Guaranty Trust Company
316 Robert Rose Drive
Murfreesboro TN 37129-4118

TAX MAP-PARCEL #:
131-7-84