Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

Davidson County DEEDWARR
Recvd: 07/05/05 11:08 2 pgs
Fees:13.00 Taxes:1202.50
20050705-0076714

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy.
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $325,000.00

Maurie S Young
Affiant

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Subscribed and sworn to before me, this 1st day of July, 2005.

Robbin Teasley
Notary Public
My commission expires: 11-27-2006

15-0506-150345

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Michael A. Austin 6320 Williams Grove Dr. Brentwood TN 37027	USAA Federal Savings Bank 10750 McDermott Freeway San Antonio, TX 78288	172-13-0-A 012.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James D. Austen, Jr. and wife, Cynthia D. Austen**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Michael A. Austin and wife, Laurie L. Roquemore-Austin**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot 26, Section One, Williams Grove, of record in Plat Book 9700, page 581,582 & 583, said Register's Office, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James D. Austen, Jr. and wife, Cynthia D. Austen, by deed from J.R. Reavis, Jr. and wife, Amy Spalding Reavis, dated 6-30-04, of record in Inst. No. 20040708-0081310, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6320 Williams Grove Dr., Brentwood, TN 37027

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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 my hand this 1st day of July, 2005.

James D. Austen, Jr.

Cynthia D. Austen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James D. Austen, Jr. and Cynthia D. Austen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 1st day of July, 2005.

Notary Public
State of Tennessee at Large

My Commission expires 11-27-2006

