WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$212,000.00**

Sherri Kelly
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 27th DAY OF ~~MAY~~ July, 2005.

D P Ball
NOTARY PUBLIC

MY COMMISION EXPIRES 9-18-07
(AFFIX SEAL)

STEVEN P. BALDWIN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 08/05/05 12:32 3 pgs
Fees:18.00 Taxes:784.40
20050805-0092504

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
Sherri Kelly	**SAME**	**172.12-OB-281.00 CO**
2505 Call Hill Rd.		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jennifer Austin, a single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Sherri Kelly

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2005 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

All All matters on the Plan of Record in Plat Book 7900, page 6, amended in Book 7900, page 581, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

All Charter of record in Book 8071, page 520, said Register's Office.

All By-laws of record in Book 8071, page 531, said Register's Office.

SA.

All Quitclaim Deed for Open Space of record in Book 8154, page 304, said Register's Office.

All Easement to South Central Bell of record in Book 1113, page 606, and Book 1318, page 441, said Register's Office.

All Sanitary Sewer Easement of record in Book 7690, page 260, said Register's Office.

All Right-of-Way Easement of record in Book 7964, page 770, said Register's Office.

All Restrictions of record in Book 9055, page 826, and Book 9058, page 989, said Register's Office.

All Davidson County taxes for the year 2004 paid in the amount of $1,865.28, and all subsequent years, a lien but not yet due and payable. (Map & Parcel 172.12-OB-281.00 CO)

All NO CITY taxes of record.

( ) Improved
This ( ) Unimproved property is known as: **2505 Call Hill Rd.**
Nashville, TN 37211

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 and assigns forever; and we do not covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever defend the title to the said land to the 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 27th day of ~~MAY,~~ July 4th **2005.**

Jennifer Austin

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jennifer Austin**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 10:00 am

This 27th day of ~~MAY,~~ July 5th **2005.**

Notary Public

STEVEN P. BALDWIN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 9/18/07

Exhibit "A"

A CERTAIN TRACT OR PARCEL OF AND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 165 on the Plan of Bradford Hills, Section Twelve, of record in Book 7900, page 6, amended in Book 7900, page 581, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jennifer Austin, a single woman, by Warranty Deed from James L. Austin, Jr. and wife, Melissa Austin, dated 01/09/03 and filed for record 01/17/03 in Instrument No. 20030117-0007319, Register's Office for Davidson County, Tennessee.