STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of July, 2005.

Notary Public

My Commission Expires: 11-22-05

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jennifer L. Austin
6900 Harpeth Glen Trace
Nashville, TN 37221

SEND TAX BILLS TO:

New Owner

MAP-PARCEL NUMBERS:

155-3-D-63-CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gina E. Jakobik and husband, Jack L. Jakobik** hereinafter referred to as Grantors, hereby transfers and conveys to **Jennifer L. Austin, a single woman**, hereinafter referred to as Grantees, their heirs 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 No. 63 on the Plan of Section 1, Allens Green, of record in Plat Book 7900, Page 632, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Gina E. Nolan and Jack L. Jakobik, joint tenants with the right of survivorship, by deed from James E. Venable and wife, Anne B. Venable as of record in Instrument No. 20040106-0001835, Register's Office for Davidson County, Tennessee.

Gina E. Jakobik was formerly known as Gina E. Nolan.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 7900, Page 632, Register's Office for Davidson County, Tennessee.

250700396

Davidson County DEEDWARR
Recvd: 08/12/05 15:01 3 pgs
Fees:18.00 Taxes:910.20

20050812-0095929

Restrictive covenants contained in an instrument of record in Book 9231, Page 789, Register's Office for Davidson County, Tennessee.

Drainage Easements of record in Book 8278, Page 236, Register's Office for Davidson County, Tennessee.

Harpeth Valley Utility Easement of record in Book 8626, Page 884, Register's Office for Davidson County, Tennessee.

HOA charter of record in Book 9231, Page 789, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Book 9278, Page 36, Register's Office for Davidson County, Tennessee.

Conveyance of Open Space of record in Book 11411, Page 193, Register's office for Davidson County, Tennessee.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 6900 Harpeth Glen Trace, Nashville, TN 37221.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever 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 29th day of July, 2005.

Gina E. Jakobik by Hollie Wheeler Attorney in Fact

Jack L. Jakobik by Hollie Wheeler Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Hollie Wheeler**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Gina E. Nolan for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for **Jack L. Jakobik, Jr.**, and is authorized by **Jack L. Jakobik, Jr.** to execute this instrument on his behalf.

Witness my hand, at office, this 29th day of July, 2005.

My commission expires: 11.2005

Notary Public

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

250700396

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Witness my hand and official seal this 29th day of July, 2005.

Notary Public

My Commission Expires: 11-22-05



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