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This Instrument Prepared By:
Thomas I. Bottorff
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 08/24/05 14:52 2 pgs
Fees:13.00 Taxes:999.00
20050824-0101161

ADDRESS NEW OWNER:
Stanley A. Starc
821 Meadow Ridge Court
Nashville, Tennessee 37221

SEND TAX BILL TO:
Cumberland Bank
810 Crescent Centre Drive,Ste.320
Franklin, TN 37067

MORTGAGEE:
Cumberland Bank
810 Crescent Centre Dr., Ste. 320
Franklin, TN 37067

MAP 155
GROUP 16
PARCEL A
229-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Susan Wade Walker Augustine, unmarried,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **Stanley A. Starc and wife, Joan E. Starc**, hereinafter called the "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. 85 on the Plan of Traceside, Section Eight, of record in Book 9700, page 659, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Susan Wade Walker Augustine, by Quitclaim Deed from James Neal Augustine, Jr. of record in Instrument no. 20020711-0083271, Register's Office for Davidson County, Tennessee. Having been the same property conveyed to James Neal Augustine, Jr. and wife, Susan Wade Walker Augustine, by deed of record in Inst. No. 20020507-0055994, said Register's Office.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is **improved** property known as **821 Meadow Ridge Court, Nashville, Tennessee, 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, GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **15th** day of **August, 2005.**

Susan Wade Walker Augustine

Susan Wade Walker Augustine

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Susan Wade Walker Augustine, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of August, 2005.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/29/2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $270,000.00.

Georgette R. Kennedy
AFFIANT

Subscribed and sworn to before me on this 15th day of August, 2005.

NOTARY PUBLIC

My Commission Expires: 9/22/2007

John M. Wells
Notary Public at Large
Davidson County, Tennessee