PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 23rd day of August, 2005, by and between DYNNA W. AUSTIN, UNMARRIED, formerly known as DYNNA W. SMITH, UNMARRIED, hereinafter called Grantor, and TIMOTHY D. LANE and SABRINA A. LANE, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, DYNNA W. AUSTIN, UNMARRIED, formerly known as DYNNA W. SMITH, as Grantor, does hereby bargain, sell, transfer and convey unto TIMOTHY D. LANE and SABRINA A. LANE, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1611 LETHIA DRIVE, NASHVILLE, TENNESSEE 37206.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Dynna W. Austin

DYNNA W. AUSTIN
Signature of Seller

Davidson County DEEDWARR
Recvd: 08/25/05 08:07 3 pgs
Fees:18.00 Taxes:360.75

20050825-0101289

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **DYNNA W. AUSTIN, UNMARRIED, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.**

Witness my hand, at Madison, Tennessee, this 23rd day of **August, 2005.**

Notary Public

My Commission Expires: 5/24/2008

DAVIDSON COUNTY, TENNESSEE NOTARY PUBLIC AT LARGE DENISE C. ALLIS

Name and Address of Property Owner:

TIMOTHY D. LANE and SABRINA L. LANE
1611 LETHIA DRIVE
NASHVILLE, TENNESSEE 37206

Property Address:

1611 LETHIA DRIVE
NASHVILLE, TENNESSEE 37206

Person Responsible for Taxes:

GUARANTY TRUST
316 ROBERT ROSE DRIVE, P.O. BOX 1218
MURFREESBORO, TENNESSEE 37129

Map & Parcel #: MAP 73-13, PARCEL 195

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$97500** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 23 day of **August, 2005.**

Notary Public

My Commission Expires: 5/24/2008

DAVIDSON COUNTY, TENNESSEE NOTARY PUBLIC AT LARGE DENISE C. ALLIS

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 05-7663

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Mailan Heights, as of record in Book 1835, Page 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dynna W. Smith, unmarried, by Warranty Deed from Carolyn Osterhoudt Markee and husband, Paul C. Markee, of record in Book 6286, page 653, Register's Office for Davidson County, Tennessee. The said Dynna W. Smith subsequently married, then divorced, and is now known as Dynna W. Austin.

EXHIBIT 'B'

1. All Davidson County Real Property Taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 73-13, PARCEL 195).

2. All matters as set forth on the Plan of Mailan Heights, of record in Plat Book 1835, page 90, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.