File Box 30

Davidson County DEEDWARR
Recvd: 11/08/05 12:30 2 pgs
Fees:13.00 Taxes:832.13

20051108-0135286

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $224,900.00.

Subsribed and sworn before me this the 2nd day of November, 2005.

MEREDITH L. CURRY
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
March 23, 2009

(Affix Seal)

Affiant

Notary Public

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 500777
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Sherry L. Austin
7161 Riverfront Drive
Nashville, TN 37221

Send tax bills to:
Countrywide Home Loans, Inc.
3011 Armory Drive, Ste 120
Nashville, TN 37204

Map 126-16-A Parcel 384

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Corinthian Custom Homes, Inc. A Tennessee Corporation

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Sherry L. Austin, a married person

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 450 on the Plan of Final Plat Riverwalk, Phase 3A, as shown on plat of record in Instrument Number 20041020-0126317, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Corinthian Custom Homes, Inc., A Tennessee Corporation, by Deed dated January 21, 2005 of record in Instrument Number 20051025-0009191, said Register's Office. Said property is also part of the same property conveyed to Riverwalk Development Partners, Inc., by Deed dated April 25, 2001 of record in Instrument Number 20010425-0040967, said Register's Office.

Subject to taxes for the year 2005, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 7161 Riverfront Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 forever defend the title to the said land to the said GRANTEES, their successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 2nd day of November, 2005.

Corinthian Custom Homes, Inc. A Tennessee Corporation

BY:_____
John Bell, Settlement Officer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, John Bell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Settlement Officer of the maker or a constituent of the maker and is authorized by the maker, to execute this instrument of behalf of the maker.

Witness my hand and official seal, this 2nd day of November, 2005.

My commission expires:

MEREDITH L. CURRY
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
March 23, 2009

Meredith L Curry
Notary Public