This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050894

Davidson County DEEDWARR
Recvd: 01/13/06 14:14 3 pgs
Fees:18.00 Taxes:525.40
20060113-0005570

Send Tax Bills To:
Countywide Non Locals, Inc.
801 Crescent Centre Dr. #510
Franklin, TN 37067

New Owner is:
Robert S. Lomax
412 Paulson Court
Antioch, TN 37013

MAP: 172-08-O-A
PARCEL: 038.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Jon C. Auslander-Price f/k/a Jon C. Price, and Alana Auslander-Price f/k/a Alana Auslander**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Robert S. Lomax, unmarried** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 38 on the plan of Section Two-B, Hunter's Branch of record in Plat Book 6900, page 336, Register's Office for Davidson County, Tennessee.

SAID Lot No. 38 fronts 26.21 feet on the westerly margin of Paulson Court and extends back 110.0 feet on the southerly line and 118.96 feet on the northerly line to a broken line in the rear measuring 110.97 feet thereon.

Being the same property conveyed to Jon C. Auslander-Price f/k/a Jon C. Price, and Alana Auslander-Price f/k/a Alana Auslander by Warranty Deed from Marion H. Smith, III and wife, Linda J. Smith dated 3/9/01, recorded 3/15/01, in Instrument No. 20010315-0024651, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Easements and/or setback lines of record in Plat Book 6900, page 336, said Register's Office; Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7492, page 583, said Register's Office; Easement for Water and Sewer Mains of record in Book 7893, page 324, Book 7893, page 403, and Book 7893, page 407, said Register's Office; Restrictive covenants of record in Book 6601, page 7, said Register's Office; HOA Charter of record in Book 6632, page 424, and Book 8923, page 318, said Register's Office; By-Laws of record in Book 6632, page 429, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

JCAP by _____ Sellers Ints.
scan AS AIF

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 6th day of January, 2006

GRANTOR:

Jon C. Auslander-Price by [signature] AS AIF

Jon C. Auslander-Price

by Eugene McAlister as Attorney-in-Fact

Alana Auslander-Price by [signature] AS AIF

Alana Auslander-Price

by Eugene McAlister as Attorney-in-Fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Eugene McAlister**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Jon C. Auslander-Price f/k/a Jon C. Price, and Alana Auslander-Price f/k/a Alana Auslander,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Record Book _____, Page _____, of the said Register's Office of _____ County, Tennessee.

20060113-0005568 20060113-0005569

Witness my hand and seal on this the 6 day of January, 2006.

[signature]
Notary Public

My Commission Expires: 9/16/09

KEVANA M. NIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Eugene McAlister**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 6th day of January, 2006.

Notary Public

My Commission Expires: 9/16/09

KEVANA M. NIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $142,000.00.

Mary Collier
Affiant

SWORN TO and subscribed before me this 10th day of January, 2006.

NOTARY PUBLIC

My commission expires: 3-25-06

MICHELLE MARIE MONTAGUE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006