NAME & ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP/GROUP/PARCEL
James R. Austin, Jr. 1431 Pawnee Trail Madison, TN 37115	Same	063-02-0/141.00 063-02-0/142.00

WARRANTY DEED

For and in consideration of the sum of One Hundred Thousand ($100,000.00) Dollars we, CHARLES R. HALL and wife, GUINNA S. HALL, have bargained and sold, and by these presents do transfer and convey unto the said JAMES R. AUSTIN, JR. , the GRANTEE herein, his heirs and assigns, a certain tract of land in Davidson County, State of Tennessee, described as follows:

Said Lots Nos. 21 and 22 and northerly half of Lot No. 23 adjoin and front together 250 feet on the easterly side of Pawnee Trail and run back on the northerly line 268 feet and on the southerly line 290 feet, more or less to a broken deadline upon which they measure 280 feet, more or less.

This being the same property conveyed to Charles R. Hall and wife, Guinna Sue M. Hall by Warranty Deed dated 2/18/1976 from B. Roy Kennedy, Jr. and Edith K. Weisiger of record in Book 4997, Page 804, Register's Office for Davidson County, Tennessee.

THIS IS (UNIMPROVED/IMPROVED) PROPERTY KNOWN AS Lots No. 21 and 22 and northerly half of 23

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever. And we do covenant with the said GRANTEE that we are 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 we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the GRANTEE, his heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include plural, the plural the singular, and the use of any genders shall be applicable to all genders.

WITNESS OUR HANDS THIS 20 DAY OF APRIL, 2006.

Charles R. Hall
CHARLES R. HALL

Guinna S. Hall
GUINNA SUE M. HALL

Davidson County DEEDWARR
Recvd: 05/01/06 14:37 2 pgs
Fees:13.00 Taxes:370.00

20060501-0049870

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named, Charles R. Hall and wife, Guinna Sue M. Hall, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, this the 20 day of April, 2006.

Notary Public

My Commission Expires: 1-23-2010

CYNTHIA A. BRAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is 100,000.00. This is equal to or greater than the property would bring at a full and voluntary sale.

Guinna S. Hall
Affiant

Sworn to and subscribed before me this the 20 day of April, 2006.

Notary Public

My Commission Expires: 1-23-2010

CYNTHIA A. BRAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY