LL# 756-25

Davidson County DEEDWARR
Recvd: 09/07/06 15:44 2 pgs
Fees:13.00 Taxes:562.40

20060907-0111057

WARRANTY DEED

B-RM-06-104

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00

Susan Simpson
Affiant

Subscribed and sworn to before me, this 31st DAY OF August, 2006.

Theresa J. Wiggington
Notary Public

MY COMMISSION EXPIRES: 3.14.09
(AFFIX SEAL)

THERESA J. WIGGINGTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Ann Austin	(Same)	
104 Needles Court	(NAME)	109-1-29
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MICHAEL D. FAIR, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARY ANN AUSTIN, ** , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

** and Steven L. Austin, joint tenants with the right of survivorship

Land in Davidson County, Tennessee, being Lot 125, SECTION TWO, LARCHWOOD, as shown on plat of record in Plat Book 5200, Page 57, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quit Claim Deed from Tabitha Anoatubby Fair to Michael D. Fair as recorded on the 27th day of December, 2000 in Instrument No. 20001227-0126163 and Cash Deed from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C. to Michael D. Fair as recorded on the 7th day of January, 1991 in Book 8270, Page 229, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 5200, page 57; Book 5479, page 443; Book 5681, page 532; Book 5688, page 696 and Book 6011, page 130, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 104 Needles Court, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 said GRANTEE(S), 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/our hand(s) this 31st day of August, 2006.

Michael D. Fair

STATE OF Tennessee
COUNTY OF Davidson

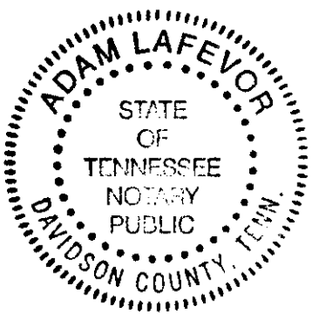
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael D. Fair, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of August, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903