THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Return To:

BUYERS TITLE & ESCROW
5210 Maryland Way, Suite 201
Brentwood, TN 37027

Our File Number: 26494B

MAP/GROUP/PARCEL: 043-13-0/070.00

NEW OWNER'S NAME AND ADDRESS:
JOY AUSTIN
235 MAPLE STREET
MADISON, TN 37115

SEND TAX BILLS TO:
NEW OWNER

Davidson County DEEDWARR
Recvd: 12/27/06 08:32 2 pgs
Fees:13.00 Taxes:349.28
20061227-0158723

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **JANICE F. MCNEESE (formerly known as Janice Faye Lynch) AND JOHN P. MCNEESE, JR., WIFE AND HUSBAND,** hereinafter called Grantors, do hereby transfer and convey unto, **JOY** A. **AUSTIN**, an unmarried woman, her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 63 ON THE MAP OF FOREST PARK SUBDIVISION BLOCK "B" OF RECORD IN BOOK 843, PAGE 44, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The subject property is improved property known as 235 MAPLE STREET, MADISON, TN 37115.

BEING the same property conveyed to Janice Faye Lynch herein by Final Decree of Divorce of record in Book 10043, Page 597, and originally in Book 8391, Page 715, Register's Office for DAVIDSON County, Tennessee. Janice Faye Lynch and Janice F. McNeese are one and the same person. John P. McNeese, Jr., husband of Janice F. McNeese, joins in the conveyance for the purpose of conveying any interest, marital or otherwise, he may have in said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenants with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

December 18, 2006.

JANICE F. MCNEESE

JOHN P. MCNEESE, JR.

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, **JANICE F. MCNEESE AND JOHN P. MCNEESE, JR., WIFE AND HUSBAND,** with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 18th day of December, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $94,400.00.

AFFIANT

Sworn to and subscribed before me, this the 18th day of December, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

SHERRI A. SCHMONSKY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires Sept 20 2010

SHERRI A. SCHMONSKY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires Sept