WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of January, 2007.

Notary Public:

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
David DeFour	NEW OWNER	Map 173
712 Ridgeview Court		Group 01
Antioch, TN 37013		Parcel 263.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Suzanne D. Austin and Lola M. Austin, both unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

David DeFour and wife, Karen DeFour

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 14-B, on the Plan of Zone Lot Division, Lots 1 thru 5 & 7 thru 16, Section 3, Dreamland Estates Southeast, of record in Plat Book 6250, Page 282, amending Plat Book 5200, Page 649, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Suzanne D. Austin, an unmarried woman, and Lola M. Austin, an unmarried woman, by Quitclaim Deed from Suzanne D. Austin, an unmarried woman, and Lola M. Austin, an unmarried woman, who acquired title as married, of record in Instrument 20041013-0123520, said Register's Office. And see also deed of record in Instrument 20040204-0013456, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 6376, Page 121, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 282, amending Plat Book 5200, Page 649, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 712 Ridgeview Court, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 10th day of January, 2007.

Suzanne D. Austin

Lola M. Austin

Davidson County DEEDWARR
Recvd: 01/16/07 14:25 2 pgs
Fees:13.00 Taxes:314.50

20070116-0006314

FILE BOX 45

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 Suzanne D. Austin and Lola M. Austin, 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 Nashville, Tennessee, this 10th day of January, 2007.

Notary Public

My Commission Expires: ~~03/31/07~~ 1/24/09

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.