PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUTIE 330
BRENTWOOD, TN 37027

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26025-10-2006** **Record & Return To:** **Perrone and Young** **109 Westpark Drive, Suite 330** **Brentwood, TN 37027**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $462,000.00. Betty F Wentworth Affiant Subscribed and sworn to before me this 22nd day of January, 2007. Notary Public My Commission Expires: GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: William T. Austin 262 West Chase Drive Nashville, TN 37205	**Send Tax Bills To:** William T. Austin 1813 Bluespring Ct Franklin TN, 37069	**Tax Information:** Map No.117.13-0 Parcel No. 017.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Betty F. Wentworth, Married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William T. Austin and wife, Cynthia D. Austin**. ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

Subject property is not the principal residence of the Grantor.
This is improved property located at 3316 Skyline Drive, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 22nd day of January, 2007.

Betty F. Wentworth
Betty F. Wentworth

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Betty F. Wentworth**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of January, 2007.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 01/24/07 10:52 2 pgs
Fees:13.00 Taxes:1709.40
20070124-0009779

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Vailwood Heights, as of record in Plat Book 1835, page 32, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Betty F. Wentworth by Warranty Deed dated June 7, 2001 from Jeffrey Scott Thompson and spouse, Penny L. Thompson of record in Instrument No. 20010613-0062155, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 1318, page 332, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 1835, page 32, Register's Office for Davidson County, Tennessee.