(1)

This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, Tennessee 37027
6070052

Davidson County DEEDWARR
Recvd: 03/07/07 10:41 2 pgs
Fees:13.00 Taxes:462.50

20070307-0028082

Send Tax Bills To:

NEW OWNER

New Owner is:
Paula J. Austin
110 Woodcraft Court
Nashville, TN 37214

MAP: 108-15-0-
PARCEL: 008.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Lori A. Curtis, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Paula J. Austin**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

unmarried

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

A tract of land lying and located in Davidson County, Tennessee, being Lot No. 183-A on the Plan of Percy Priest Woods, Section 4, Zone Lot Division, Lots 181 thru 188, as of record in Book 6250, page 356 and amended in Book 6900, page 32, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lori A. Curtis, unmarried by Warranty Deed from Dante A. Bernardini, dated 01/13/06, and recorded 01/23/06, in Instrument # 20060123-0008707, Register's Office for Davidson County, Tennessee.

This being improved property known as: 110 Woodcraft Ct., Nashville, TN. 37214

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

LLC
Sellers Init.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns

against the lawful claims of all persons whomsoever.

WITNESS our hands this 2nd day of March, 2007.

GRANTOR:

Lori A. Curtis

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Lori A. Curtis unmarried**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 2nd day of March, 2007.

TODD J. BRECKENRIDGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires September 26, 2010

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $124,999.00.

Affiant

SWORN TO and subscribed before me this 2nd day of March, 2007

NOTARY PUBLIC

My commission expires:

TODD J. BRECKENRIDGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires September 26, 2010