THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***159,000.00

Affiant

Subscribed and sworn to before me this 11th day of May, 2007.

Notary Public

My Commission Expires: 03.22.2008

Davidson County DEEDWARR
Recvd: 05/16/07 10:21 2 pgs
Fees:13.00 Taxes:588.30
20070516-0058480

JASON CHAFFIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

ADDRESS OF NEW OWNER
Kip Austin
4805 Shshone Drive
Old Hickory, Tennessee 37138

SEND TAX BILLS TO
SAME

MAP & PARCEL NOS.
MAP 065-13-0
PARCEL 115.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty Nine Thousand and 00/100 Dollars ($***159,000.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, John B. Adams, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Kip Austin and wife, Connie Sue Austin, (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. 19 on the Plan of Knollview Subdivision of record in Plat Book 6900, Page 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property herein.

BEING the same property conveyed to John B. Adams, unmarried, from Clyde R. Highfill, Jr. and wife, Gloria Jean Highfill, by deed dated March 24, 2005, of record as Instrument No. 20050329-0034087, Register's Office for Davidson County, Tennessee.

This is improved property known as 4805 Shshone Drive Old Hickory, Tennessee 37138

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.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties herein and assumed by the Grantees herein.

2. Matters, if any, shown on the plan of Knollview Subdivision of record in Book 6900, Page 71, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself and his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES and their heirs and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF I have hereunto set my hand on this the 11 day of May 2007.

John B. Adams

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 John B. Adams, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of May, 2007.

Notary Public

My Commission Expires: 03.22.2008

JASON CHAFFIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE