WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 180,000.00

Ashley Seaman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2007

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(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:
Shawn R. Austin	Homebanc	Map 62
4420 Frost Street	5775-B Glenridge Dr. #525	Group 2-0-B
Nashville, TN 37214	Atlanta, GA 30328	Parcel 16-CO

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

Scott C. Seaman and wife, Ashley Seaman

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Shawn R. Austin, Noel S. Austin, husband and wife
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. 80 on the Plan of Abbington Park, Phase One, Section One, of record in Instrument 20030328-0041019, as amended in Instrument 20060504-0052203, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Scott C. Seaman, a married man, by deed from Beazer Homes Corp. D/B/A Phillips Builders, a Tennessee corporation, of record in Instrument 20031223-0182767, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20010402-0031520; Instrument 20030213-0020075; Instrument 20040401-0036605; Instrument 20040401-0036606; Instrument 20040518-0058461; Instrument 20050201-0011849; Instrument 20060202-0012846; Instrument 20030303-0027406, 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 Instrument 20030328-0041019, as amended in Instrument 20060504-0052203, said Register's Office; (3) Transmission Line Easement of record in Book 1163, Page 341, said Register's Office; (4) Flowage Easement to USA of record in Book 2242, Page 513, said Register's Office; (5) Storm Water Detention Agreement of record in Instrument 20030109-0004246, and Instrument 20030508-0061633, said Register's Office; (6) Ingress and Egress Easement of record in Book 1198, Page 525, said Register's Office; (7) Sewer Line Access and Landscape Easement of record in Instrument 20000720-0071648, said Register's Office.

The said Ashley Seaman joins in this conveyance to convey any and all marital interest she may have in said property.

Power of Attorney of record in Instrument 20070702-0078829, said Register's Office.

Davidson County DEEDWARR
Recvd: 07/02/07 14:06 2 pgs
Fees:13.00 Taxes:666.00
20070702-0078830

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 4420 Frost Street, Nashville, TN 37214

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 my hand this 29th day of June, 2007.

Scott C. Seaman by Ashley Seaman ATTY. IN-FACT

Scott C. Seaman
By: Ashley Seaman, as Attorney-in-Fact

Ashley Seaman

Ashley Seaman

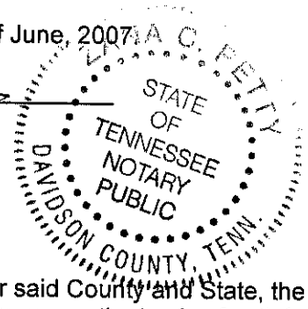
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Ashley Seaman, 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 on behalf of Scott C. Seaman as his Attorney in Fact as the free act and deed of the within named Scott C. Seaman.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of June, 2007.

My Commission Expires: 11/22/10

Notary Public



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 Ashley Seaman, 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 and official seal at Nashville, Tennessee, this 29th day of June, 2007.

My Commission Expires: 11/22/10

Notary Public

