AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

WARRANTY DEED

For and in consideration of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations the receipt of which is hereby acknowledged by the Grantors, We,

Joseph Alex Livesay and Jamie M. Livesay

Hereinafter called the Grantors, Have Bargained and Sold, and By these Presents Do transfer and Convey unto

Austin J. Levine and wife, Lisa Levine

Hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State Of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Allens Green, First Revision, Section 2, of record in Book 9700, Page 109, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property;

and being the same property conveyed to Joseph Alex Livesay and Jamie M. Livesay, by Warranty Deed of Record at Instrument No. 20051007-0121212 dated October 4, 2005, Register's Office for Davidson County, Tennessee

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered **except for 2007 County taxes not yet due and owing; the Plan of record in Plat Book 9700, Page 109, Register's Office for Davidson County, Tennessee; restrictive covenants contained in an instrument of record in Book 9231, Page 789, Register's Office for Davidson County, Tennessee; Charter for Home Owners Association of record in Book 9231, Page 826, Register's Office for Davidson County, Tennessee; drainage easement of record in Book 8278, Page 236, Register's Office for Davidson County, Tennessee; Storm Water Detention Agreement of record in Book 9278, Page 36, Register's Office for Davidson County, Tennessee; easement to Harpeth Valley Utility District of record in Book 8626, Page 884, Register's Office for Davidson County, Tennessee; By-Laws of record in Book 9231, Page 816, Register's Office for Davidson County, Tennessee; subject to rights of others in and to common areas/elements; subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed; subject to the flow of any stream across the subject property; any and all visible easements lying on or across the property;**

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Davidson County DEEDWARR
Recvd: 07/02/07 16:01 3 pgs
Fees:18.00 Taxes:1080.40
20070702-0079050

Whenever the word "party" is used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

WITNESS the signature of the party of the first part the day and year written above.

Joseph Alex Livesay

Joseph Alex Livesay

Jamie M Livesay

Jamie M. Livesay

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Joseph Alex Livesay, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 28th day of June, 2007.

JOSEPH A. LIVESAY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMM. EXP. 11-30-08

Notary Public

STATE OF ILLINOIS
COUNTY OF COOK

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Jamie M. Livesay, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 21st day of June, 2007.

Albert M. Mielczarek

Notary Public

My Commission Expires: July 12, 2008

"OFFICIAL SEAL"
Albert M. Mielczarek
Notary Public, State of Illinois
My Commission Exp. 07/12/2008

AFFIDAVIT

I, or we, hereby swear or affirm, to the best of Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$292,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SWORN TO AND SUBSCRIBED before me this 28th day of June, 2007.

Notary Public

My Commission Expires:_____

Address of New Owners as follows:
Austin J. Levine and Lisa Levine
6945 Harpeth Glen Trace
Nashville, TN 37221

Map-Parcel Numbers:

Map 155-3-O-D. Parcel 41-CO

This instrument prepared by

Joseph A. Livesay, Sr.
Attorney at Law
239 Adams Avenue
Memphis, TN 38103

Mail Tax Bills To:

USAA FSB
P.O. Box 205
Waterloo, IA 50704-0205

Record and Return to:

Lawyer's Escrow Service, Inc.
2021 Richard Jones Road, Suite 220
Nashville, TN 38215