Return to: Smith, Shipley, Associates, PLLC
846 Conference Drive, Ste 4
Goodlettsville, TN 37072

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/23/07 10:51 2 pgs
Fees:13.00 Taxes:425.50

20070723-0087076

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of June, 2007

Notary Public

MY COMMISSION EXPIRES: 1-7-10
(AFFIX SEAL)

BRIAN L. SMITH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

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:
Nicholas R. McCluskey	Mortgagelt, Inc.	Map 052
2309 Benay Road	33 Maiden Ln., 6th Floor	Group 13-0-B
Nashville, TN 37214	New York, NY 10038	Parcel 34

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

Thomas M. Austin, Jr. and wife, Melony D. Austin and Thomas M. Austin, Sr., married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Nicholas R. McCluskey and Elesha M. Hamlett, tenants in common with right of survivorship
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/Unit No. 49 as created and established by the Master Deed and By-Laws for River Glen, a Horizontal Property Regime, of record in Book 7566, Page 571, Register's Office for Davidson County, Tennessee, and as shown and described on the Plan for River Glen, Phase II-A, of record in Book 6900, Page 818, Register's Office for Davidson County, Tennessee, to all of which reference is here made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said Unit as set forth in said Master Deed and By-Laws, as may be from time to time amended as provided therein.

Being the same property conveyed to Thomas M. Austin, Jr. and Melony D. Austin, husband and wife, and Thomas M. Austin, Sr., a married man, by deed from Walter Lewis, Jr. of record in Instrument 20030708-0093950, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 6762, Page 208; Book 7566, Page 571; Book 7724, Page 289; and Book 7566, Page 606, 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 Book 7566, Page 571; and (3) Flowage Easement of record in Book 2208, Page 119; Easement of record in Book 7296, Page 484; and Water and Sewer Easement of record in Book 7061, Page 172 and 196, said Register's Office.

Power of Attorney of record in Instrument 20070723008 7075, said Register's Office.

This is not the marital homestead of Thomas M. Austin, Sr.

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 2309 Benay Road, 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 our hands this 4th day of June, 2007.

Thomas M. Austin, Jr.

Melony D. Austin

Thomas M. Austin, Sr.
By: Thomas M. Austin, Jr., as
Attorney-in-Fact

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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 Thomas M. Austin, Jr. and Melony D. Austin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that theyexecuted the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of June, 2007.

My Commission Expires: 3/7/11

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, Thomas M. Austin, Jr., 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 on behalf of Thomas M. Austin, Sr. as his Attorney in Fact as the free act and deed of the within named Thomas M. Austin, Sr..
Witness my hand and official seal at Nashville, Tennessee the 4th day of June, 2007.

My Commission Expires: 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.