WARRANTY DEED

The actual consideration or value for this transfer is $ 159,000.00 .

Bradley David Austin
AFFIANT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED before me this 14 day of April, 2008.

NOTARY PUBLIC
My Commission Expires: 3-10-2011

Davidson County DEEDWARR
Recvd: 04/18/08 13:59 2 pgs
Fees:13.00 Taxes:588.30

20080418-0039671

This space for Register of Deeds

This instrument prepared by:Johnny Ellis, Esq, 306 Gay Street, Nashville, TN 37201, 615.847.2000 file#2008030081

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Bradley David Austin 943 Maxwell Avenue Nashville, TN 37206	WELLS FARGO HOME MORTGAGE P.O. BOX 11701 NEWARK, NJ 07101-4701	082 08 0 / 335.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Bradley David Austin and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **JAMES BEAIRD** unmarried, and **RODNEY T. WILLIAMS**, unmarried the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

BRADLEY DAVID AUSTIN, unmarried, the GRANTEE herein, his heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

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

Being Lot No. 13, Block G on the Plan of Eastwood Addition, as shown on plat of record in Plat Book 332, page 63, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to James Beaird and Rodney T. Williams by deed from Janice M. Scharkley, unmarried, dated August 16, 2007, of record in Instrument No. 20070820-0099145, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE his heirs and assigns, forever. We do covenant with the said GRANTEE 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. I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The herein described property is subject to the following:
2008 Property taxes are to be prorated and assumed by the GRANTEES.
Property is subject to all matters shown on the Plan of record in Book 332, page 63, said Register's Office.
Property is subject to Joint Driveway Agreement in Book 6538, page 620, said Register's Office.

This is improved property known as: 943 Maxwell Avenue, Nashville, TN. 37206.

Witness our hands this 14 day of April, 2008.

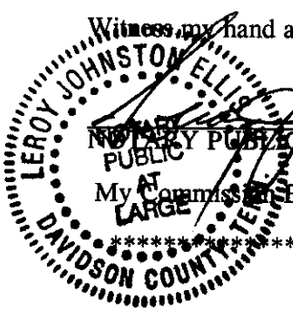
James Beaird

Rodney T. Williams

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named James Beaird and Rodney T. Williams the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14 day of April, 2008.



NOTARY PUBLIC

My Commission Expires: 3-10-2012

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WARRANTY DEED

From: James Beaird
and,
Rodney T. Williams

To: Bradley David Austin

Property:
943 Maxwell Avenue
Nashville, TN. 37206

This Instrument was Prepared by:

Leroy Johnston Ellis IV
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&
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