Davidson County DEEDWARR
Recvd: 05/27/08 09:21 2 pg
Fees:13.00 Taxes:887.63

20080527-0053361

Prepared by:
Reli, Inc.
105 West Park Dr. Ste 420
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $239,900.00

Affiant

Subscribed and sworn to before me, this 23rd day of May, 2008.

Notary Public
My commission expires: 3/7/11

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

Address of New Owner:	Send Tax Bills to:	Tax Information
Thomas M. Austin, Jr. 6728 Sugar Hill Drive Nashville, TN 37211	Bank of America, N.A. 9000 Southside Blvd Bldg 700 Jacksonville, FL 32256	181010A14300CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Charles E. Winfrey, Jr. and wife, Nancy A. Majors now Winfrey, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Thomas M. Austin, Jr. and wife, Melony D. Austin, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

LAND in Davidson County, Tennessee, being Lot No. 197 on the Plan of Sugar Valley, Section Four, of record in Instrument No. 200005230051444, Register's Office of said County, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Charles E. Winfrey, Jr. and Nancy A. Majors by deed from Yazdian Construction, Inc. dated 8/15/01 of record in Instrument No. 200108240091751, Register's Office of Davidson County, Tennessee. Nancy A. Winfrey is now one and the same as Nancy A. Majors having married Charles E. Winfrey, Jr.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6728 Sugar Hill Drive, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 23RD day of May, 2008.

Charles E. Winfrey, Jr.

Nancy A. Winfrey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Charles E. Winfrey, Jr. and Nancy A. Winfrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 23RD day of May, 2008.

Notary Public
State of Tennessee at Large

My Commission expires 9/8/09