Davidson County DEEDWARR
Recvd: 06/20/08 13:42 2 pgs
Fees:13.00 Taxes:495.80
20080620-0063721

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00.

Affiant

TRUDY MILLIKEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF June, 2008.

Notary Public
MY COMMISSION EXPIRES: 10/05/2010
File No. G8-5784D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Tiffany St. John (NAME)	SunTrust Mortgage, Inc. (NAME)	53-16-248
825 Stone Hedge Court (STREET ADDRESS	401 Commerce St., Suite 6100 (STREET ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Viola R. Austin, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tiffany St. John and** Chad St. John, **wife and husband,** 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:

Land in Davidson County, Tennessee, being Lot No. 29 on the plan of STONEHEDGE, SECTION 3, as shown by plat of record in Plat Book 9700, Page 219, amended in Book 10159, page 42, in the 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 Viola R. Austin, unmarried from Douglas E. Austin and wife, Rachel Nicole Austin, by Quit Claim Deed dated February 17, 2008, as Instrument No. 200804020033065, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2007 taxes have been paid by the Grantor, and the current year's taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Viola R. Austin is signed by her duly appointed Conservator, Douglas T. Austin, pursuant to the Order of Conservatorship of record in the Seventh Circuit Court for Davidson County, Tennessee filed on September 17, 2007 as No. 07P-1340.

This is improved property, known as 825 Stone Hedge Court, Old Hickory, TN 37138.

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. Whenever 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/our hand(s) this 18th day of June, 2008.

VIOLA R. AUSTIN

By: Viola R Austin by Douglas T Austin June 18, 2008
Douglas T. Austin, Conservator Date

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 , 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, this 18th day of June, 2008.

My Commission Expires:_____ _____
Notary Public

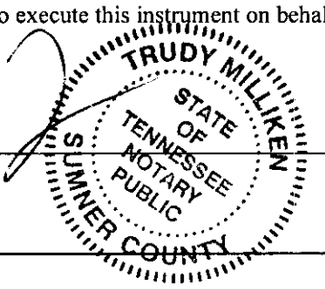
STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Douglas T. Austin, Conservator, for Viola R. Austin, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Conservator of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of June, 2008.

My Commission Expires: 10/15/2010 _____
Notary Public



PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066