File Box 30

State of Tennessee
County of Williamson

Davidson County DEEDWARR
Recvd: 08/05/08 13:03 2 pgs
Fees:13.00 Taxes:377.40

20080805-0080637

The actual consideration or value whichever is greater is $102,000.00

Subscribed and sworn before me this the 31st day of July, 2008.

Jennifer Crowell
Affiant

SELINA KNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 2, 2011

Notary Public

(Affix Seal)

WARRANTY DEED

800294

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:
Hugh Brown Barnett Jr.
3218 Trails End Lane
Nashville, TN 37214

Send tax bills to:
Franklin American Mortgage
501 Corporate Centre Drive, Suite 400
Franklin, TN 37067

Map 108-8, Parcel 216

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Janice L. Austelle and Husband, Donald G. Austelle

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Hugh Brown Barnett Jr. and wife, Ada F. Barnett

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

Being Lot No. 244B, Zone Lot Division, Lots No. 244, 245, 246, Section 2, Larchwood of record in Plat Book 5800, Page 280, amending Plat Book 5200, Page 57, 58, and 59, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being all of the same property conveyed to Janice L. Austelle and Donald G. Austelle by Substitute Trustee's Deed recorded 04/16/08 from David M. Anthony, Substitute Trustee of record in Instrument No. 20080416-0038640, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2008, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS: 3218 Trails End Lane, Nashville, TN, 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unemcumbered, 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 successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Subscribed and sworn before me this the 31st day of July, 2008.

Janice L. Austelle

Donald G. Austelle

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Janice L. Austelle and, Donald G. Austelle, 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 31st day of July, 2008.

My commission expires:_____

Notary Public

ROBBIN YOUNT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
November 22, 2010