Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215



STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $179,900.00

Affiant

Subscribed and sworn to before me, this 21st day of August, 2008.

Notary Public
My commission expires: 12-30-08

03-0807-35539

Address of New Owner:	Send Tax Bills to:	Tax Information
Charles Austin	WACHOVIA MORTGAGE	096-05-0-059.00
277 Cumberland Circle	5080 SPECTRUM DR # 200 EAST	
Nashville TN 37214	MAIL CODE TX 5674, ADDISON, TX 75001	

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, Glen Randall Davis, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Charles Austin and Brenda Austin, husband and wife, 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 the Southerly 81 feet front of Lot No. 47 and the Northerly 15 feet front of Lot No. 48 on the Plan of Bluefields, as of record in Book 843, Page 16, Register's Office for said County, being Lot "E" on the map showing resubdivision of Lots Nos. 45, 46, 47 and 48 in said Bluefields Subdivision, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, April 6, 1940, as follows:

Beginning on the Westerly margin of Cumberland Circle at the Northeast corner of the property conveyed to C. D. Bullington and wife, by deed from R. D. Stanford, Jr., Trustee, of record in Book 1110, page 620, said Register's Office; thence with the Northerly line of said Bullington property, Westwardly 469 feet, more or less, to the Easterly line of Lot No. 60, on said recorded Plan; thence with said line, Northwardly 46 feet to the Southwest corner of the property conveyed to T. R. Guill and wife, by deed from R. D. Stanford, Jr., Trustee, of record in Book 1151, Page 599, said Register's Office; thence with the Southerly line of said Guill property, Eastwardly 470 feet to the Westerly margin of Cumberland Circle; thence with said Circle, Southwardly 96 feet to the beginning.

Being the same property conveyed to Glen Randall Davis, by deed from Emogene I. Davis, a single person, dated 9-21-07, recorded 10-2-07, in Instrument No. 20071002-0116968, Register's Office for Davidson County, Tennessee. Being further conveyed to Glen Randall Davis by quitclaim deed from Charlotte M. Davis, dated 9-21-07, recorded 10-11-07, in Instrument No. 20071011-0121195, said Register's Office.

This conveyance is 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 277 Cumberland Circle, 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, 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.

Davidson County DEEDWARR
Recvd: 08/25/08 10:18 3 pgs
Fees:18.00 Taxes:665.63
20080825-0087048

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 21st day of August, 2008.

Glen Randall Davis

Glen Randall Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Glen Randall Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 21st day of August, 2008.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, Lissa Groom, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WILSON COUNTY
LISSA GROOM
STATE OF TENNESSEE
NOTARY PUBLIC
(SEAL)

Notary Public

My Commission Expires: 12/30/2008

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