This Instrument Prepared By:

Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6090110

Send Tax Bills To:
USAA Federal Savings Bank
10750 McDermott Freeway
San Antonio, TX 78250

Davidson County DEEDWARR
Recvd: 03/09/09 14:00 2 pgs
Fees:13.00 Taxes:647.50

20090309-0021014

New Owner is: MAP: 062-02-0B
James E. Summar, Jr.
4420 Frost Street PARCEL: 016.00
Nashville, TN 37214

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Shawn R. Austin and Noel S. Austin, husband and wife**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **James E. Summar, Jr.**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, Being Lot No. 80 on the Plan of Abbington Park, Phase One, Section One, of record in Instrument Number 20030328-0041019, as amended in Instrument Number 20060504-0052203, 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 Shawn R. Austin and Noel S. Austin, husband and wife, by Warranty Deed from Scott C. Seaman and wife, Ashley Seaman, dated 6-29-07 and recorded 7-2-07 in Instrument Number 20070702-0078830; and previously conveyed to Scott C. Seaman, a married man, by Warranty Deed from Beazer Homes Corp. D/B/A Phillips Builders, a Tennessee Corporation, dated 12-19-03 and recorded 12-23-03 in Instrument Number 20031223-0182767, Register's Office for Davidson County, Tennessee. Power of Attorney of record in Instrument Number 20070702-0078829, said Register's Office.

This conveyance is made subject to Restrictions of record in Instrument Number 20010402-0031520; Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20030213-0020075; By-Laws of record in Instrument Number 20030303-0027406; Charter of record in Instrument Number 20030303-0027405; Transmission Line Easement of record in Book 1163, page 341; Flowage Easement to USA of record in Book 2242, page 513; Storm Water Detention Agreement of record in Instrument Number 20030109-0004246 and Instrument Number 20030508-0061633; Ingress/Egress Easement of record in Book 1198, page 525; Sewer Line Access and Landscape Easement of record in Instrument Number 20000720-0071648; and all matters shown on plat of record in Instrument Number 20030328-0041019, as amended in Instrument Number 20060504-0052203, Register's Office for Davidson County, Tennessee

Improved property known as: **4420 Frost Street, Nashville, TN 37214**

NSA
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 3rd day of March, 2009.

GRANTOR(S):

SHAWN R. AUSTIN

NOEL S. AUSTIN

ACKNOWLEDGEMENT

STATE OF ~~TENNESSEE~~ WA
COUNTY OF Clark

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **SHAWN R. AUSTIN AND NOEL S. AUSTIN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 3rd day of March, 2009.

NOTARY PUBLIC

My Commission Expires: 7-29-11

KARI D. WILD NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES

STATE OF TENNESSEE
COUNTY OF 7-29-11

The actual consideration or value, whichever is greater, for this transfer is **$175,000.00**.

AFFIANT

SWORN TO and subscribed before me this the 3rd day of March, 2009.

NOTARY PUBLIC

My commission expires: 9.2609

TAHIRA J. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires September 26, 2009