BILL GARRETT, Davidson County
Trans:T20090035397 DEEDWARR
Recvd: 05/29/09 11:09 2 pgs
Fees:13.00 Taxes:4810.00
20090529-0049405

BOX 50-B RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,300,000.00.**

Affiant

Subscribed and sworn to before me, this the 28th day of May, 2009.

NOTARY PUBLIC

Notary Public

My commission expires: May 8, 2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Joseph A. Hills	**SunTrust Mortgage, Inc.**	**130-09-070.00**
116 Clydelan Court	**401 Commerce Street, Suite 6100**	
Nashville, TN 37205	**Nashville, TN 37219**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Cynthia D. Austin and husband, William T. Austin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph A. Hills and wife, Chris C. Hills

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, Tennessee, being Lot No. 6 on the plan of Warner Court, Section II of record in Plat Book 2330, Page 124, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Cynthia D. Austin, married by deed from John A. Callighan, III and wife, Carolyn W. Callighan of record in Instrument No. 20070920-0112748, Register's Office for Davidson County, Tennessee.

William T. Austin, spouse of Cynthia D. Austin joins in this conveyance for the purpose of relinquishing his marital rights to the property.

This conveyance is subject to taxes for 2009, and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **116 Clydelan Court, Nashville, TN 37205**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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/our hand(s) this 28th day of May, 2009.

Cynthia D. Austin

William T. Austin

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Cynthia D. Austin and husband, William T. Austin**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **28th** day of **May, 2009.**

Notary Public

My Commission Expires: 11/7/2011

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY