BOX 50 RETU...

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

WARRANTY DEED

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES APRIL 14, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $78,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF MAY, 2009.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 09-03150 AUSTIN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Joseph B. Austin	~~XXX~~ Suntrust MortgageIInc.	11913005000
2928 Harlin Drive	P.O. Box 79041	
Nashville, TN 37211	Baltimore, MD 21279-0041	

FOR AND 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 ACKNOWLEDGED, WE,

PATRICIO TRISTAN, AND WIFE, BEATRICE TRISTAN

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

JOSEPH B. AUSTIN, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 2928 Harlin Drive, Nashville, TN 37211

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hand on the 29th day of May, 2009.

Patricio tristan by Manuel tristan, attorney in fact
Patricio Tristan by Manuel Tristan, attorney-in-fact

Beautricetristan by Manuel tristan, attorney in fact
Beatrice Tristan by Manuel Tristan, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 29th day of May, 2009, before me personally appeared Manuel Tristan to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Patricio Tristan and wife Beautrice Tristan** and acknowledged that he executed the same as the free act and deed of said **Patricio Tristan and wife Beautrice Tristan.**

Witness my hand and official seal at Franklin, Tennessee

Notary Public _____

My Commission Expires: _____

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES APRIL 14, 2012

BILL GARRETT, Davidson County
Trans: T20090036077 DEEDWARR
Recvd: 06/02/09 08:18 2 pgs
Fees: 13.00 Taxes: 288.60
20090602-0050425

TO:

EXHIBIT A - LEGAL DESCRIPTION

LOCATED IN DAVIDSON COUNTY, TENNESSEE: BEING Lot 6, PLAN OF ADDITION TO AND REVISION OF CERTAIN LOTS OF THE PLAN OF H. G. MCNABB, as shown on plat of record in Plat Book 1130, Page 79, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Patricio Tristan and wife, Beatrice Tristan, by Warranty Deed from Jill A. Evans, unmarried, recorded August 18, 1997 in Book 10571, Page 331, in the Register's Office, Davidson County, Tennessee..

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated or not have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Patricio Tristan and Beatrice Tristan pursuant to a power of attorney executed by the same on the 05/22/2009, and being filed for in Instrument #20090602-0050424, Register's Office for Davidson County, Tennessee.