THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28666-04-2009** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $530,000.00. Affiant Subscribed and sworn to before me this 22nd day of June, 2009. Notary Public My Commission Expires: MAY 8, 2012

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Christopher T. Wootten 207 Page Road Nashville, TN 37205	**Send Tax Bills To:** Suntrust Mortgage 401 Commerce St. #6100 Nashville, TN 37219	**Tax Information:** Map and Parcel No.: 13005011800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Beverly Austin**, ** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher T. Wootten and wife, Joanna J. L. Wootten** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

** unmarried

This is improved property located at 207 Page Road, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 22nd day of June, 2009.

Beverly Austin

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Beverly Austin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of June, 2009.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

BILL GARRETT, Davidson County
Trans:T20090041969 DEEDWARR
Recvd: 06/23/09 14:53 2 pgs
Fees:13.00 Taxes:1961.00

20090623-0058454

EXHIBIT "A"

Land in Davidson County, Tennessee, being the north part of Lot No. 10, Block "K" on the Plan of Revised Plan of Highlands of Belle Meade No. 2 as of record in Plat Book 843, page 18, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 10 fronts 112.4 feet on the west side of Page Road and runs back between lines 201 feet 4 inches on the north line and 195.6 feet on the south line, to the east line of Lot No. 5 on which it measures 175.3 feet.

Being the same property conveyed to Beverly Austin, an unmarried woman by Deed dated January 14, 2005 from Jason Bailey Needham and Jennie Garth Needham, husband and wife of record in Instrument No. 20050119-0006775, Register's Office for Davidson County, Tennessee. (Said Deed describes the property being conveyed as "Lot No. 10"; however, the grantors on said deed owned only that portion of Lot No. 10 as is described herein.)

This conveyance is made subject to:

1. Taxes for the year 2009, a lien, but not yet due and payable. Map and Parcel No. 13005011800.
2. All matters appearing on the Plan of record as Book 843, page 18, Register's Office for Davidson County, Tennessee.