WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,000.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF June, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

G-RG-09-533

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Grignon	Robert Grignon (NAME)	
533 Elgin Street (ADDRESS)	203 Cherokee Point (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	13301025900

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we R. NEAL AUSTIN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT GRIGNON, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LOCATED IN DAVIDSON COUNTY, TENNESSEE: BEING LOT 184, PLAN OF SUNRISE HEIGHTS, SECTION PLAN, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 421, PAGE 46, 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 R. NEAL AUSTIN AND WIFE, ANNIE M. AUSTIN, BY WARRANTY DEED FROM RAYBURN A. MCCAFFERTY AND WIFE, CAROL S. MCCAFFERTY, RECORDED AUGUST 2, 1983 IN BOOK 6107, PAGE 756, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE. THE SAID ANNIE M. AUSTIN HAVING SINCE BEEN DECEASED.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INLCUDING THOSE IN PLAT BOOK 421, PAGE 46, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 533 Elgin Street, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; 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(S), their 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 19th day of June, 2009.

R. Neal Austin

BILL GARRETT, Davidson County
Trans:T20090042675 DEEDWARR
Recvd: 06/25/09 15:33 2 pgs
Fees:13.00 Taxes:159.10
20090625-0059319

STATE OF Tennessee
COUNTY OF Davidson

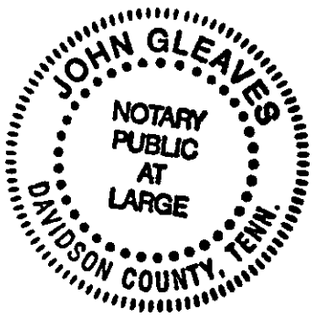
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, R. Neal Austin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 19th day of June, 2009.

_____
Notary Public

My Commission Expires: 7-24-10

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903