Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $145,000.00

Affiant

BILL GARRETT, Davidson County
Trans: T20100000082 DEEDWARR
Recvd: 01/04/10 09:28 2 pgs
Fees: 13.00 Taxes: 536.50
20100104-0000105

02-0912-46809

Subscribed and sworn to before me, this 30th day of December, 2009.

Notary Public
My commission expires: 12/23/12

Address of New Owner:	Send Tax Bills to:	Tax Information
Helen V. Batten	First State Bank	141-06-0-D-
	7114 Hwy 70 S. Ste 105	135.00CO
3365 Harpeth Springs Drive	Nashville TN 37221	
Nashville TN 37221		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Amanda R. Austin, a single woman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Helen V. Batten, a single woman, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. 135, on the Plan of Riverbridge Community, of record in Instrument No. 20030213-0019999, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of The Townhomes of Riverbridge, a horizontal property regime established by Declarations of record in Instrument No. 20030205-0016032, said Register's Office.

Being the same property conveyed to Amanda R. Austin (erroneously listed as married) by deed from Kristen M. George, an unmarried woman, dated September 29, 2006, recorded October 10, 2006, of record in Instrument No. 20061010-0125939, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3365 Harpeth Springs Drive, Nashville, TN 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 30th day of December, 2009.

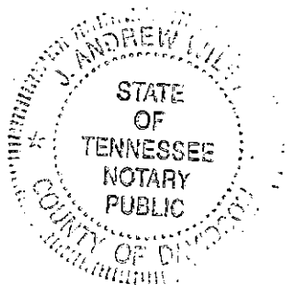
Amanda R. Austin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Amanda R. Austin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 30th day of December, 2009.

State of Tennessee at Large



My Commission expires

1/23/10