Return to: JTC
#22952-3

Box 14-A

WARRANTY DEED

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $114,600.00

Deborah L Cable
Affiant

Subscribed and Sworn to before me this 21st day of December, 2010.

Notary Public

My commission expires:
10-21-12

KATHY HAND NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20100081061 DEEDWARR
Recvd: 12/28/10 08:15 2 pgs
Fees:13.00 Taxes:424.02
20101228-0102384

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Burgess C. Cashwell 251 Cathy Jo Drive Nashville, TN 37211	Fifth Third Mortgage Comp. P.O. Box 630170 Cincinnati, Ohio 45263	13312013500

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Bonnie Ruth Ausmus and Judy Ann Ausmus, tenants in common with right of survivorship,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Burgess C. Cashwell,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in TN Counties County, State of Tennessee, described as follows, to-wit:

Situated in Davidson County, Tennessee, and being Lot 100, on the Plan of Valley View Meadows, Section 3, of record in Plat Book 3700, page 93, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Bonnie Ruth Ausmus, Judy Ann Ausmus, Janice Kay Bellegante and Donna Fay Singleton, in equal shares by deed from Wanda S. Byrum the surviving spouse of William Joe Byrum of record in Instrument No. 20090706-0062289; and to Bonnie Ruth Ausmus and Judy Ann Ausmus as tenants in common with right of survivorship by deed from Janice Kay Bellegante and Donna Fay Singleton of record in Instrument No. 20100506-0034747, Register's Office for Davidson County. The said Wanda S. Byrum having retained and life estate and she died June 9, 2010

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 3700, Page 93, said Register's Office.

Subject to restrictions of record in Book 4065, Page 227 and Book 4082, page 106, said Register's Office

This is (x) improved ( ) unimproved property known as 251 Cathy Jo Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee

simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 hands this 21st day of December, 2010.

Bonnie Ruth Ausmus

Judy Ann Ausmus

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Bonnie Ruth Ausmus and Judy Ann Ausmus** the within named bargainors, 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 and official seal at Brentwood, Tennessee, this 21st day of December, 2010.

Notary Public

My Commission Expires: 1/7/13

SAMUEL E. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY