27H
1 of 2

THIS INSTRUMENT PREPARED BY:
BEADLES, NEWMAN AND LAWLER
3500 HULEN
FORT WORTH, TX 76107

Davidson County DEEDWARR
Recvd: 01/24/02 08:42 3pgs
Fees:18.00 Taxes:663.78
20020124-0009645

WARRANTY DEED

THIS INDENTURE, made this 2nd day of October, 2001 between **STUART A. BERNEY AND AUDREY W. SILVER, BOTH UNMARRIED** of **DAVIDSON** County, Tennessee, First Parties, and

Bruce Van Huss and wife, Kathleen L. Van Huss

of **DAVIDSON** County, Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, Stuart A. Berney and Audrey W. Silver, both unmarried

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This conveyance is expressly made subject to any and all restrictions, reservations and conditions contained in former deeds and binding on said property.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

2002 PROPERTY TAXES WHICH ARE A LIEN, NOT YET DUE AND PAYABLE WHICH ARE PRORATED BETWEEN THE PARTIES HEREIN

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all person whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Parties hereunder set their hands and seals the day and year first above written.

Stuart A. Berney
STUART A. BERNEY

Audrey W. Silver
AUDREY W. SILVER

STATE OF Florida
COUNTY OF Hillsborough

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **STUART A. BERNEY**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 27th day of September, 2001.

Amy M. Keene
Notary Public
Printed name: Amy M. Keene

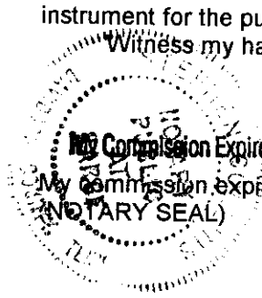
My commission expires: 8.23.03
(NOTARY SEAL)

AMY M. KEENE
MY COMMISSION # CC 864086
EXPIRES August 23, 2003

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **AUDREY W. SILVER**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 2nd day of October, 2001.



My commission expires: _____
(NOTARY SEAL)

Notary Public
Printed name: Stephen Collins

(FOR RECORDING DATA ONLY)

PROPERTY OWNER:
Bruce Van Huss
608 Williamsport Court
Nashville, TN 37221

RESPONSIBLE TAXPAYER:
USAA Federal Savings Bank
10750 McDermott Freeway
San Antonio, TX 78288

CLT# _____

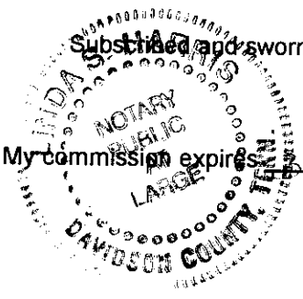
Map & Parcel No: 128-03-B-003CO

STATE OF TENNESSEE, **DAVIDSON** COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 179,400.00.

_____ (AFFIANT)

Subscribed and sworn to before me, this 18th day of January, 2002



My commission expires: 5-27-04

Notary Public
Printed Name Linda S. Harris

EXHIBIT "A"

LANDIN DAVIDSON COUNTY, TENNESEE, BEING LOT NO. 3 ON THE PLAN OF WILLIAMSPORT SUBDIVISION, SECTION ONE, A RESIDENTIAL PLANNED UNIT DEVELOPMENT, OF RECORD IN BOOK 7900, PAGES 628 AND 629, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAMEPROPERTY TO STUART A. BERNEY AND AUDREY W. SILVER, BOTH UNMARRIED, BY DEEDFROM BARRY CONSTRUCTION CO. OF RECORD IN BOOK 9363, PAGE 565 AND RE-RECORDED IN BOOK 9409, PAGE 951, SAID REGISTER'S OFFICE.

SIGNED FOR IDENTIFICATION:

Stuart A. Berney

STUART A. BERNEY

Audrey W. Silver

AUDREY W. SILVER