THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 19036**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $345,500.00. Affiant Subscribed and sworn to before me, this 31st day of MAY, 2002. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. and Mrs. Steven D. Singleton 1622 Stokes Lane Nashville, TN 37215	USAA Federal Savings Bank 10750 McDermott Freeway San Antonio, Texas 78288	MAP 117-08 PAR 80 FB 16DA 01630

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, VINCENT A. GOULD AND WIFE, SHANNON GOULD ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to STEVEN D. SINGLETON AND WIFE, CHRISTINE C. SINGLETON ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1622 Stokes Lane, Nashville, Tennessee 37215.

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 this 31st day of MAY, 2002.

VINCENT A. GOULD

SHANNON GOULD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, VINCENT A. GOULD AND WIFE, SHANNON GOULD, 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, at office, this 31st day of MAY, 2002.

My Commission Expires: _____

Notary Public

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV 29, 2003

Davidson County DEEDWARR
Recvd: 06/06/02 12:39 2pgs
Fees:13.00 Taxes:1278.35

20020606-0069023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Map of Eason's 2nd Subdivision of Belmont Terrace Annex No. 2, as of record in Plat Book 547, page 80, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Vincent A. Gould and wife, Shannon Gould by deed from Maureen F. Boyd, unmarried of record in Book 11411, page 728, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Easements of record in Book 4116, page 547; and (3) All matters appearing on the Plan of record in Plat Book 547, page 80, said Register's Office.