BOX 15

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Robert E. Peters
5316 Forest Acres Drive
Nashville, Tennessee 37220

Davidson County DEEDWARR
Recvd: 09/30/02 16:20 2pgs
Fees:13.00 Taxes:1054.50
20020930-0118683

SEND TAX BILL TO:
USAA Federal Savings Bank
10750 McDermott Freeway
San Antonio, TX 78288

MORTGAGEE:
USAA FEDERAL SAVINGS BANK
10750 McDermott Freeway
San Antonio, Texas 78288

MAP 160-6
GROUP
PARCEL 21

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Dorothy Davis, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Robert E. Peters and wife, Rebecca Peters**, hereinafter called the "GRANTEES", their heirs 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 Lot No. 117 of Plan of Oak Hill Estates Subdivision, Section I, of record in Plat Book 3700, page 118, 119 & 120, Register's Office for Davidson County, Tennessee. Said Lot No. 117 fronts 160 feet on the westerly side of Forest Acres Drive, and extends back 258.49 feet on the northerly line and 285.68 feet on the southerly line, to a dead line in the rear on which it measures 186 feet.

Being the same property conveyed to Joseph C. Binius and wife, Dorothy E. Binius by deed from Robert G. Kiger and wife, Shirley Kiger of record in Book 4566, page 891, Register's Office for Davidson County, Tennessee. Joseph C. Binius died in 1979 and Dorothy E. Binius remarried becoming Dorothy Davis. Mr. Davis died in 1994.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2002 and subsequent years.

This is improved property known as 5316 Forest Acres Drive, Nashville, Tennessee 37220.

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 and assigns, forever, and, GRANTOR does covenants with the said "GRANTEES" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the 27th day of September, 2002.

Dorothy Davis

Dorothy Davis formerly known as Dorothy E. Binius

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Dorothy Davis, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 27th day of September, 2002.

Rebecca T. Garland

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND NOTARY PUBLIC DAVIDSON COUNTY TN

My Commission Expires: 5/29/2005

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $285,000.00.

Angela Roberts

AFFIANT

Subscribed and sworn to before me on this 27th day of September, 2002.

~~Rebecca T. Garland~~
NOTARY PUBLIC

LARRYN WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: ~~5/29/2005~~ 4/23/05