Davidson County DEEDWARR
Recvd: 12/06/02 11:17 2pgs
Fees:13.00 Taxes:962.00

20021206-0150712

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $260,000.00

Affiant

Subscribed and sworn to before me, this 4th day of December, 2002.

Notary Public
My commission expires: 5-11-05

RETURN TO:
REALTY TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

01-0211-24302

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| James D. Eisenhart | USAA Federal Savings Bank | 142-16 O C |
| 2956 Glenway Drive | 10750 McDermott Freeway | 57 CO |
| Nashville, TN 37221 | San Antonio, TX 78288 | |

## 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, Ali K. Arab and wife, Robyn D. Arab, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James D. Eisenhart, 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 Lot No. 23 on the Plan of Devon Glen, Phase II, of record in Plat Book 7900, Page 562 and amended in Book 10458, Page 852, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ali K. Arab and wife, Robyn D. Arab by deed from Great Southern Homes of Tennessee, Inc., of record in Book 10016, Page 826, 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 2956 Glenway 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 4th day of December, 2002.

Ali K. Arab

Robyn D. Arab

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ali K. Arab and Robyn D. Arab, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 4th day of December, 2002.

Notary Public

My Commission expires: 11/29/03

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE