BOX 15

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***148,000.00.

Wayne P. McDonald
Affiant

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

Notary Public

My Commission Expires: 10-17-05

Davidson County DEEDWARR
Recvd: 12/09/02 15:47 2pgs
Fees:13.00 Taxes:547.60
20021209-0151690

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

ADDRESS OF NEW OWNER

DANA E. MAYBERRY
3804 Murphy Road
Nashville, Tennessee 37209

SEND TAX BILLS TO

USAA Federal Savings Bank
10750 McDermott Freeway
San Antonio, Texas 78288

MAP & PARCEL NOS.

MAP 104-5
PARCEL 23

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY EIGHT THOUSAND AND 00/100 DOLLARS ($***148,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, we, VERA N. McDONALD and husband, WAYNE P. McDONALD, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto DANA E. MAYBERRY, unmarried, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 13 on the Plan of West Grove Subdivision of record in Book 421, page 85, 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 Vera N. McDonald and Wayne P. McDonald, as tenants in common with right of survivorship, from Warne D. Meade, Jr. and wife, Melody B. Mead, of record in Book 9541, page 493, Register's Office for Davidson County, Tennessee.

This is improved property known as 3804 Murphy Road, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters, if any, shown on the plan of West Grove Subdivision of record in Book 421, page 85, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 4th day of December, 2002.

Vera N. McDonald
VERA N. McDONALD

Wayne P. McDonald
WAYNE P. McDONALD

BY: Wayne P. McDonald
Wayne P. McDonald
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WAYNE P. McDONALD, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 4th day of December, 2002.

Mitchell A. Watts
Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

My Commission Expires: 10-17-05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WAYNE P. McDONALD, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of VERA N. McDONALD, and acknowledged that he executed the same as the free act and deed of the said VERA N. McDONALD.

WITNESS my hand and official seal this 4th day of December, 2002.

Mitchell A. Watts
Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

My Commission Expires: 10-17-05