PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Brentwood, Tennessee 37027
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W & I Ref: _____ Title No: 43949

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 03/24/03 09:59 2pgs
Fees:13.00 Taxes:469.90
20030324-0038238

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Matthew T. Conway Sarah J. Conway 3529 Glenfalls Drive Hermitage, TN 37076	USAA Federal Savings Bank 10750 McDermott Freeway San Antonio, TX 78288-0558

TAX MAP-PARCEL NUMBERS: 087-01-A-137

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $127,000.00, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Mark Powling and spouse, Trisha Powling, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Matthew T. Conway and Sarah J. Conway hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Section Four, Chesney Glen of record in Book 9700, page 844, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mark Powling, an unmarried man by deed from Beazer Homes Corp. dba Phillips Builders, a Tennessee corporation of record in Doc. No. 200002290019482, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, Page 844, said Register's Office, which Plan shows a 20 foot minimum building setback line from Glen Falls Drive, together with a designated building site; The Declaration of Covenants, Conditions and Restrictions of record in Book 10278, page 279, Book 10449, page 215, Book 10449, page 217, Book 10469,p age 924, Book 10528, page 73, Book 10640, page 944, Book 11317, page 674, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 3529 Glenfalls Drive, Hermitage, Tennessee 37076

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18 day of February, ~~2002~~ 2003

Mark Powling

Trisha Powling

State of OHIO
County of SUMMIT

On this 18TH day of FEBRUARY, ~~2002~~ 2003, before me the undersigned authority, personally appeared **Mark Powling and Trisha Powling**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Geri Aylward, Notary Public
Residence - Summit County
State Wide Jurisdiction
My Commission Expires May 30, 2005

My Commission Expires: My Commission Expires May 30, 2005

Notary

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $127,000.00.

Affiant

Sworn and subscribed before me this 21st day of March, 2002

Notary Public

My Commission Expires: 11-16-2005

VIRGINIA L. BOYD
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.