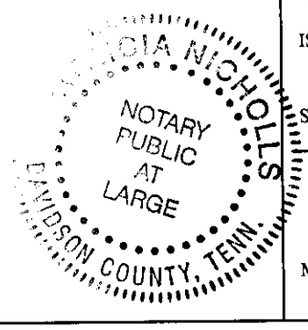
FILE BOX 45

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/07/03 12:47 2pgs
Fees:13.00 Taxes:569.43
20030507-0061000



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 153,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF May 20 03

Notary Public

MY COMMISSION EXPIRES: January 29, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Connie A. McNeany (NAME)	Usaa Federal Savings Bank (NAME)	Map 172-12-0-B
2825 Call Hill Road (ADDRESS)	10750 McDermott Freeway (ADDRESS)	Parcel 371CO
Nashville, TN 37211 (CITY) (STATE) (ZIP)	San Antonio, TX 78288 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Saowapa Cassidy, f/k/a Saowapa Hongsombud and Manee Sunderman, f/k/a Manee Hongsombud

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Connie A. McNeany and Joseph J. Ward, both unmarried, joint tenants with right of survivorship,

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:

BEING Lot No. 470, on the Plan of Bradford Hills, Section Fifteen, of record in Plat Book 7900, Page 6 and amended in Book 7900, Page 877, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Saowapa Hongsombud and Manee Hongsombud by deed from Claridge Builders, Inc., of record in Book 9712, Page 570, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 9570, Page 3; Book 8069, Page 170; and Book 8071, Page 531, said Register's Office.

This conveyance is made subject to: (1) 2003 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 6 and amended in Book 7900, Page 877, said Register's Office.

Power of Attorney of record in Instrument 20030507-0060999 said Register's Office.

unimproved ( )
This is improved (X) property, known as 2825 Call Hill Road, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hand s this 5th day of May 20 03

Saowapa Cassidy
Saowapa Cassidy

Manee Sunderman by Saowapa Cassidy her ATTY in fact
Manee Sunderman

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 20_____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon_____oath(s) acknowledged_____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ 20_____ .

My commission expires _____ _____

Notary Public

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 Saowapa Cassidy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of May, 2003.

My Commission Expires: 1/29/05

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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, Saowapa Cassidy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Manee Sunderman as her Attorney in Fact as the free act and deed of the within named Manee Sunderman.

Witness my hand and official seal at Nashville, Tennessee the 5th day of May, 2003.

My Commission Expires: 1/29/05

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.