Space reserved for recording information:

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,500.00 .

Affiant

WARRANTY DEED

SWORN TO AND SUBSCRIBED TO BEFORE ME, THIS THE 15th DAY OF MAY, 2003.

Notary Public

(Affix Seal)

My Commission Expires: 7/17/06

Preparer's File #-03D0423

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Andrea Stepnick	USAA Federal Savings Bank	119-13-009.00
3003 Harlin Drive	10750 McDermott Freeway	
Nashville, Tennessee 37211	San Antonio, TX 78288	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, STEPHANIE CHRISTIAN AND VAN E. CHRISTIAN, II, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ANDREA STEPNICK, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 66 on the Map of an addition to and revision of Lots Nos. 93-97, both inclusive of the H.G. McNabb Subdivision as of record in Book 1130, page 79, Register's Office for said County.

Said Lot No. 66 fronts 75 feet on the west side of Harlin Drive and runs back between lines measuring 221.7 feet on the north line and 217.4 feet on the south line to a dead line in the rear, on which it measures 75.12 feet.

Being the same property conveyed to Stephanie Christian and husband Van E. Christian, II by Deed from Dorothy Jean Hargis Conner of record in Instrument No. 20030122-0009249, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **3003 Harlin Drive, Nashville, Tennessee 37211**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this **15th** day of **May**, **2003**:

Stephanie Christian

Van E. Christian, II

Davidson County DEEDWARR
Recvd: 05/28/03 11:18 1pgs
Fees:13.00 Taxes:323.75

20030528-0071787

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STEPHANIE CHRISTIAN AND VAN E. CHRISTIAN, II, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 15th day of May, 2003.

Notary Public

My Commission Expires: 7/17/06