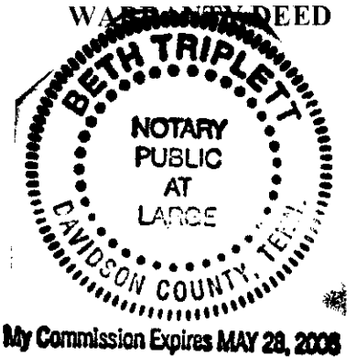
#6456 Box 13

WARRANTY DEED



My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2003.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Emerson Geyer	USAA Federal Savings Bank	146-8-59
(NAME)	(NAME)	
415 Blackman Road	10750 McDermott Freeway	
(ADDRESS)	(ADDRESS)	
Nashville, TN. 37211	San Antonio, TN 78288	
(CITY) (STATE) (ZIP)	(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, William L. Fowlkes, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN EMERSON GEYER, UNMARRIED, 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:

Land in Davidson County, Tennessee, being Lot No. 300 on the Map of Section Five, Crieve Hall Estates of record in Plat Book 2133, Page 91, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to William L. Fowlkes and wife, Lucy S. Fowlkes, by deed of record in Book 3793, Page 549, Register's Office for Davidson County, Tennessee. The said Lucy S.Fowlkes having since died.

This instrument is executed on behalf of William L. Fowlkes by David Fowlkes as his Attorney In Fact pursuant to recorded Power of Attorney of record in Book 9202, Page 193, in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as 415 Blackman Rd., 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.

Davidson County DEEDWARR
Recvd: 09/03/03 15:08 2pgs
Fees:13.00 Taxes:425.50

20030903-0127831

Witness my/our hand(s) this 29th day of August, 2003.

William L. Fowlkes by and through
his agent and attorney in fact
David Fowlkes

William L. Fowlkes

~~Lucy S. Fowlkes~~

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 29th day of August, 2003, before me personally appeared David Fowlkes, the person who executed the foregoing instrument on behalf of William L. Fowlkes and who acknowledged that he executed the same as the free act and deed of the said William L. Fowlkes through Power of Attorney granted him by the said *

Witness my hand and official seal at Nashville, Tennessee this 29th day of August, 2003.

Commission expires: May 28, 2006

Beth Zoldett

Notary Public

