Space reserved for recording information:	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00 . Affiant SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th DAY OF AUGUST, 2003. (Affix Seal) Notary Public My Commission Expires: 7/17/06

WARRANTY DEED

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Preparer's File #-03G1064

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#:
Frank H. Mix	USAA Federal Savings Bank	72-4-74
1329 Stratford	10750 McDermott Freeway	
Inglewood, Tennessee 37216	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, VAN CHRISTIAN, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto FRANK H. MIX, unmarried, 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:

Land in Davidson County, Tennessee, Being Part of Lots No. 252, and 253, on the Plan of Inglewood Place, of record in Book 332, page 101, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey thereof made by T. R. Sanford, June 7, 1949 as follows:

Beginning at the northwest intersection of Kennedy Avenue and Stratford Avenue, thence with the margin of Kennedy Avenue, North 29 degrees, 28 minutes East 179 feet to an iron pin on the South line of Lot no. 5 of the Williams Plan, of record in Book 2, page 128, of the Chancery Court at Nashville, said point being 10.9 feet East of the original corner of Lots Nos. 252 and 253 of said Inglewood Subdivision; thence North 67 degrees west along the south line of lot No. 5 of said William's Plan, 100 feet to an old iron pin which is 16.5 feet of the original line of Lot 253; thence South 23 degrees, 34' West 142 feet to an old iron pin in the north margin of Stratford Avenue; thence with the margin of the same, South 45 degrees, 12' East 88 feet to the beginning.

Being the same property conveyed to Van Christian by Deed from Firstar Bank, N.A. of record in Instrument No. 200304230054479, said Register's Office.

This is not a conveyance of the seller's primary residence.

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

( ) unimproved
This is (X) improved property known as **1329 Stratford, Inglewood, Tennessee 37216**

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 **27th** day of **August, 2003**:

Van Christian

Davidson County DEEDWARR
Recvd: 09/04/03 10:21 1pgs
Fees:13.00 Taxes:536.50
20030904-0128475

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 VAN CHRISTIAN, 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 27th day of August, 2003.

Notary Public

My Commission Expires: 7/17/06

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.