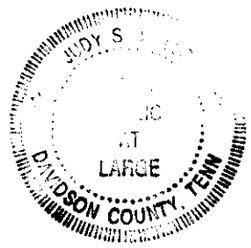
Davidson County DEEDWARR
Recvd: 09/30/03 10:35 3pgs
Fees:18.00 Taxes:777.00

20030930-0144064



My Commission Expires
September 25, 2004

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$210,000.00**.

Affiant

Subscribed and sworn to before me, this the 26th day of September, 2003.

Notary Public

My commission expires: 9/25/2004

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Maralee McGowen	**USAA FEDERAL SAVINGS BANK**	**Map 171-03-B, Parcel 90.00-CO**
641 Old Hickory Blvd., Unit 117	**10750 McDermott Freeway**	
Brentwood, TN 37027	**San Antonio, TX 78288**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Frank M. Larence and wife, Virginia L. Larence

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Maralee McGowen

HEREINAFTER CALLED THE GRANTEES, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Williamson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Being the same property conveyed to Frank M. Larence and wife, Virginia L. Larence by deed from Christopher A. dimino, an unmarried man, of record in Instrument #20030521-0069453, said Register's Office.

This conveyance is subject to taxes for 2003 and subsequent years, easements, and restrictions of record.

This is improved (__x__) Unimproved (_____) property, known as **641 Old Hickory Blvd., Unit 117, Brentwood, TN 37027**

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, his heirs and assigns, forever,; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 26th day of September, 2003.

Frank M. Larence
BY: Gregory S. Perrone,
His Attorney-In-Fact

Virginia L. Larence
BY: Gregory S. Perrone,
Her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Gregory S. Perrone with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for Frank M. Larence and wife, Virginia L. Larence, the within named bargainor(s), and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Frank M. Larence and wife, Birginia L. Larence the within named bargainor(s) by the said Gregory S. Perrone as such Attorney-in-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 26th day of SEPTEMBER, 2003.

Robin S. Weakley
NOTARY PUBLIC

My Commission Expires: 3/28/07

ROBIN S. WEAKLEY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
MY COMMISSION EXPIRES
MARCH 28, 2007

Exhibit A

Certain property in Davidson County, TN, described as Unit No. 93 of Phase One, Section Two, Townhomes of Fredericksburg, a Horizontal Property Regime located on Old Hickory Boulevard in Davidson County, TN, together with Easements as shown on the Plan of Phase One, Section Two, Townhomes of Fredericksburg, recorded in Plat Book 9700, page 364, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions as recorded in Book 8920, page 65, as amended in Book 9500, page 393, Book 9860, page 840 and Book 10694, page 541; and Book 10126, page 435, as amended in Book 10224, page 683, corrected in Book 10294, page 850, made applicable in Book 10393, page 11, and further amended in Instrument No. 20000718-0070558, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Townhomes of Fredericksburg, as contained in the Declaration of Covenants, Conditions & Restrictions of record in Book 8920, page 65, as amended in Book 9500, page 393, Book 9860, page 840 and Book 10694, page 541; and Book 10126, page 435, as amended in Book 10224, page 683, corrected in Book 10294, page 850, made applicable in Book 10393, page 11 and further amended in Instrument No. 20000718-0070558, and By-Laws Appended thereto, recorded in Book 8920, page 45, as amended in Book 10694, page 539; and Book 10126, page 486, as amended in Book 10275, page 959, Register's Office for Davidson County, TN, are incorporated in this deed by reference and made a part hereof the same as though copied herein.