WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00

Lauren E Beasley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF NOVEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 1-23-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 11/12/03 13:50 2pgs
Fees:13.00 Taxes:362.60
20031112-0165618

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren E. Beasley	USAA Federal Savings Bank	Map 075-11
(NAME) 604 Highland View Court	(NAME) 10750 McDermott Freeway	Parcel 26.00
(ADDRESS) Hermitage, TN 37076	(ADDRESS) San Antonio Texas 78288-0558	
(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,
Edward H. Currie ,unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Lauren E. Beasley, an unmarried woman, 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. 444 on the Plan of Highlands of Tulip Grove, Section 2, as of record in Plat Book 4675, Page 93, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 444 fronts 116.28 feet on the southwesterly margin of Highland View Court and extends back 119.45 feet on the northwesterly line and 145.0 feet on the southeasterly line to a line on the rear on which it measures 53.80

Being the same property conveyed to Edward H. Currie and Wife, Jewel F. Currie by deed from Danny L. Twilley and wife, Diane M. Twilley of record in Deed Book 8965, page 724, Register's Office for said County, executed on 05/28/93 and filed on 06/01/93. Jewel F Currie having since died leaving Edward H Currie tenant by the entirety.

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

unimproved ☐

This is improved ☒ property, known as 604 Highland View Court, Hermitage, TN 37076
(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 my/our hand(s) this 10th day of November, 2003.

Edward H. Currie by James M Batchelor ATTY IN FACT
Edward H. Currie,

STATE OF Tennessee
COUNTY OF Wilson

On this the 10th day of November, 2003, before me personally appeared James M Batchedor, Jr, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Edward H. Currie, and who acknowledged that he executed the same as the free act and deed of the said Edward H. Currie by virtue of that Power of Attorney, duly executed by the said Edward H. Currie and appearing of record in Instrument Number 20031112-0165617, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Mt Juliet, this 10th day of November, 2003.

My Commission Expires: 1-23-06

Notary Public

File Number23090169
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122