Name & Address of New Owner	Send Tax Bills To	Prepared By
Ryan Andrew Posey Cynthia Apple Posey 3337 Country Ridge Drive Antioch, TN 37013	USAA Federal Savings Bank 10750 McDermott Freeway San Antonia, TX 78288	D.W. McMackin 215 Ward Circle, Suite 104 Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Map & Parcel No.
150-7-342

The actual consideration or value, whichever is greater for this transfer, is $135,000.00

Affiant

Davidson County DEEDWARR
Recvd: 02/04/04 09:53 2pgs
Fees:13.00 Taxes:499.50
20040204-0013491

Subscribed and sworn to before me this 3rd day of February, 2004.

Notary Public
My Commission Expires 11/30/04

CAROL R. RIVERS NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMMISSION EXPIRES NOVEMBER 30, 2004

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Stanley O. Parkinson, unmarried (herein called "Grantor"), has bargained and sold, and does hereby transfer and convey unto the said Ryan Andrew Posey and wife, Cynthia Apple Posey, (herein called "Grantees"), their heirs and assigns, certain real estate in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 278 on the Plan of "The Country", Section Six-B, of record in Book 5200, pages 741 and 742, said Register's Office.

Said Lot No. 278 fronts 97.38 feet on the southwesterly side of Country Ridge Drive and runs back 110.00 feet on the southeasterly line and 179.71 feet on the northwesterly line to a line in the rear which measures 94.88 feet thereon.

Being the same property conveyed to Stanley O. Parkinson by warranty deed from John David Gustafson and wife, Juliana Walsh Gustafson, dated May 20, 1987, of record in Book 7246, page 457, Register's Office, Davidson County, Tennessee.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 3337 Country Ridge Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns forever. Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds himself and his heirs and assigns, to warrant and forever defend the title to said real estate to the said Ryan Andrew Posey and wife, Cynthia Apple Posey, their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on this 3rd day of February, 2004.

Stanley O. Parkinson

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 Stanley O. Parkinson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, this 3rd day of February, 2004.

Notary Public
My Commission Expires_____

D. W. McMACKIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires: SEPTEMBER 30, 2006