FROM: James Morris Weaver and wife, Frances Martin Weaver
TO: Clint K. Kaiser and wife, Karen S. Kaiser

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Clint K. and Karen S. Kaiser 717 Cantrell Avenue Nashville, Tennessee 37215	USAA Federal Savings Bank 10750 McDermott Freeway San Antonio TX 78288	Map 117-1 Parcel 53

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, PLLC, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $399,000.00.

Karen S. Kaiser
Affiant

Subscribed and sworn to before me, this the 12th day of November, 2004.

Notary Public

My Comm. Expires: 4/2.07

AMY CROCKETT NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, James Morris Weaver and wife, Frances Martin Weaver, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Clint K. Kaiser and wife, Karen S. Kaiser, hereinafter called "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 the southerly 60 feet of Lot No. 3 and the northerly 25 feet front and 20 feet rear of Lot No. 4 of Block "K", on the plan of W. M. Cantrell's Subdivision, of record in Book 332, page 85, Register's Office for said County.

Said property fronts 85 feet on the westerly margin of Cantrell Avenue and extends back 221¼ feet on the southerly line and 221¼ feet on the northerly line to an alley in the rear, measuring 80 feet thereon.

Davidson County DEEDWARR
Recvd: 11/16/04 09:26 2 pgs
Fees:13.00 Taxes:1476.30
20041116-0137209

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Being the same property conveyed to James Morris Weaver and wife, Frances Martin Weaver, by deed from Overton Thompson, III and wife, Robin Jones Thompson, of record in Book 7809, page 388, said Register's Office.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. 2004 Metropolitan Government Taxes, which have been prorated.

This is improved property located at 717 Cantrell Avenue, Nashville, Tennessee 37215.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 our hand this 12th day of November, 2004.

James Morris Weaver

Frances Martin Weaver

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Morris Weaver and Frances Martin Weaver, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this the 12th day of November, 2004.

Jeanette L. Ramer
NOTARY PUBLIC

JEANETTE L. RAMER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 7/21/07

1064898.1