(1)

Davidson County DEEDWARR
Recvd: 12/01/04 12:25 2pgs
Fees:13.00 Taxes:1128.50

20041201-0142940

WARRANTY DEED

JAY H. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5/28/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
[illegible] Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Kent Pharaoh	USAA	118-10
(NAME)	(NAME)	(MAP)
3450 Crestridge Drive	P O Box 205	144.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37204	Waterloo, IA 50704	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Jason Lee Malone and wife, Kerrick Malone, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Brian Kent Pharaoh and wife, Meredith N. Pharaoh, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING parts of Lot Nos. 86 & 87, on the Plan of Pleasant Valley, of record in Book 1424, page 63, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Said parts of Lot Nos. 86 & 87 front together 90.22 feet on the northerly margin of Crestridge Drive and run back 226.6 feet on the easterly line, and 168.6 feet on the westerly line, to a broken line in the rear, measuring 319.1 feet thereon.

Being the same property conveyed to Jason Lee Malone and Kerrick McCrea Lagrasse (known known as Kerrick Malone), by deed from Gregory H. Siskind, married, dated March 30, 1998, of record in Book 10868, page 445, as re-recorded in Instrument No. 20011220-0140733, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 3450 Crestridge Drive, Nashville, Tennessee 37204

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 12th day of November, 2004.

Jason Lee Malone

Kerrick Malone

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jason Lee Malone and Kerrick Malone with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 12th day of November, 2004.

Notary Public

My Commission Expires: 7/30/05

