WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 1/29/05
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/07/05 08:51 2 pgs
Fees:13.00 Taxes:499.50
20050107-0002670

AMANDA NORDMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

B-4377

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Brandt	USAA Federal Savings Bank	085-07-0-130.00
(NAME)	(NAME)	
3135 Jenry Drive	10750 McDermott Freeway	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	San Antonio, TX 78288	
(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, Roger Reaves and wife, Cynthia O. Reaves, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Brandt* 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: *unmarried

Tract One: Being all of Lot No. 254 on the plan of Stanford Country Club Estates, Section Four as shown on plan of record in Plat Book 2900, Pages 83 & 84, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Tract Two: Being Part of Lot 252, on the plan of Stanford Country Club Estates, Section Four as shown on Plan of record in Plat Book 2900, Pages 83 & 84, and being more particularly described as follows:

Beginning at a point at the rear common corners of Lots 253 and 265, said beginning point located South 56 deg. 16 min 59 sec East 129.83 feet, from the common corners of Lots 253 and 254; thence leaving said beginning point South 56 deg. 16 min 59 sec East, 29.13 feet to a point; thence leaving said point South 25 deg. 46 min 42 sec. West, 74.58 feet to a point on the rear lot line of Lot No. 254; thence leaving said point and running with said rear line, North 5 deg. 37 min. 18 sec. East 83.73 feet to the point of beginning.

Being the same property conveyed to Roger Reaves and wife, Cynthia O. Reaves by Warranty Deed from Randol E. Oakley and wife, Mary B. Oakley, dated July 26, 2000, of record as Instrument No. 20000728-0074735, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3135 Jenry Drive, Nashville, TN 37214
(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.

A

Witness our hands this 30th day of December, 2004.

Roger Reaves

Cynthia O. Reaves

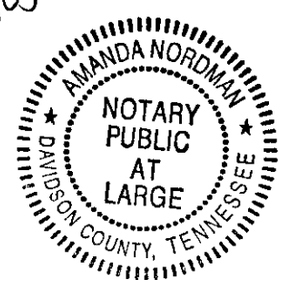
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roger Reaves and wife, Cynthia O. Reaves the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 30th day of December, 2004.

Commission expires: 1/29/05



Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027