THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow - Clarksville, LLC
2515 Wilma Rudolph Blvd
Clarksville, TN 37040

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF May, 2005

Notary Public

MY COMMISSION EXPIRES: 4-15-08

(AFFIX SEAL)

PAMELA BLAND NOTARY PUBLIC AT LARGE MONTGOMERY CO. TENN.

Davidson County DEEDWARR
Recvd: 05/11/05 09:04 2 pgs
Fees:13.00 Taxes:1424.50

20050511-0053032

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Moll	USAA Federal Savings Bank	004-00-00 164.00
5053 Cougar Cove	10750 McDermott Freeway	
Joelton, TN 37080	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, **Shawn B. Townsend and Betty A. Townsend, husband and wife** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin Moll and Jeanie Moll, husband and wife** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TN, DESCRIBED AS FOLLOWS, TO-WIT:

Described according to a field survey prepared on May 20, 1988, by Joe M. Cummings, Tennessee Registered Land Surveyor No. 1513, as follows:

Lot 10:
To find the POINT OF BEGINNING, start at the intersection of the southerly right-of-way (25 feet from the centerline) of Coopertown Road with the westerly boundary line of property owned by Marle Sloan, of record in Deed Book 6842, page 844, in the Register's Office of Davidson County, Tennessee, said intersection being westerly approximately 1375 feet along said right-of-way from Whites Creek Pike; thence with said Sloan's westerly boundary line, South 0 degrees 44' 00" West 780.29 feet to an iron pin in the boundary line of property owned by James I. Caldwell, III and David R. Wade, III of record in Deed Book 7473, page 663, in said Register's Office; thence, severing said Caldwell and Wade property as follows: North 89 deg. 39' 40" West 13.24 feet to an iron pin, South 27 deg. 33' 00" West 507.66 feet to an iron pin; the POINT OF BEGINNING; thence, severing said Caldwell and Wade property as follows: South 62 deg. 27' 00" East 1,106.99 feet to an iron pin in the westerly boundary line of property owned by Sue Garrett Suter, of record in Deed Book 4550, page 256, in the said Register's Office; thence with said property line, and continuing with the terminus of a 30 foot wide road and continuing with the westerly boundary line of property owned by George Dugger, Jr., of record in Deed Book 3614, page 589, in said Register's Office, South 2 deg. 01' 20" West 153.60 feet to an iron pin; thence, with the northerly boundary line of property owned by Vernon L. Lain, of record in Deed Book 5098, Page 453, in said Register's Office, South 75 deg. 59' 00" West 437.11 feet to an iron pin; thence, again severing said Caldwell and Wade property as follows: North 43 deg 40' 30" West 911.04 feet to an iron pin intercepting a curve concave to the Northwest and having a radius of 308.52 feet; thence, with said curve, northeasterly an arc distance of 101.09 feet to the point of tangency, North 27 deg. 33' 00" East 36.13 feet to the BEGINNING, containing 7.57 acres, more or less.

The above described tract is benefited by a 50 foot wide easement for the purpose of ingress and egress between said tract and Coopertown Road and being more completely described by deed of record in Book 10470, page 983, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shawn B. Townsend and Betty A. Townsend, husband and wife, by deed from Karen A. Pulley and husband, J. Craig Pulley, dated 5/27/97, of record in Book Volume 10470, page 983, said Register's Office.

This conveyance is made subject to Right of way Easement to Tennessee Gas Line Company of record in Book 1181, page 462, said Register's Office.

Unimproved ( )
This is improved (x) property, known as **5053 Cougar Cove, Joelton, TN 37080**

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 ___ hand( ) this the _____ day of _____, _____.

_____
Shawn B. Townsend

_____
Betty A. Townsend

STATE OF Tennessee
COUNTY OF Montgomery

Personally appeared before me, a Notary Public in and for said County and State, the within named **Shawn B. Townsend** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he/she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 5th day of May, 2005.

My Commission expires 10-11-2005

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Notary Public

PEGGY NANCE WILLIAMS
NOTARY PUBLIC AT LARGE
Montgomery Co., Tennessee

STATE OF Tennessee
COUNTY OF Montgomery

Personally appeared before me, a Notary Public in and for said County and State, the within named **Betty A. Townsend** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he/she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 5th day of May, 2005.

My Commission expires 10-11-2005

_____
Notary Public

PEGGY NANCE WILLIAMS
NOTARY PUBLIC AT LARGE
Tennessee