Return to:
File Box 9-B
First Title &Escrow Co.,Inc.
#24093

WARRANTY DEED

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 318,000.00

Daniel W Clevenger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th **May, 2005**

Notary Public

My Commission Expires:
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires JULY 19, 2008

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVENUE, SOUTH, SUITE 210 FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners as Follows:	**Send Tax Bills To:**	**Map Parcel No.**
Heath M. HOLTZ and Haley M. HOLTZ 1708 Sarahs Trail Hermitage, TN 37076	USAA Federal Savings Bank 9800 Fredericksburg Rd. San Antonio, TX 78288	098-13-O-C-090.00 CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good valuable consideration, the receipt of which is hereby acknowledged, We, **Daniel W. CLEVENGER and *Carrie M. CLEVENGER**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **Heath M. HOLTZ and Haley M. HOLTZ, husband and wife**, 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.

*wife

Being Lot No. 132, on the Plan of Revision One, Phase Three, The Meadows of Seven Points, of record in Instrument No. 20021022-0129573, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Daniel W. Clevenger and wife Carrie M. Clevenger by Warranty Deed from Frank Batson Homes, Inc., of record in Instrument No. 20031211-0177705, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Property tax for the year 2005, a lien that is not yet due and payable.

Subject to all matter on the Plan of Record in Plat Instrument No. 20021022-0129513, Register's Office for Davidson County, Tennessee.

Easement for Storm Water Detention of record in Instrument No. 20010626-0067703, said Register;s Office.

Restrictive, Covenants/Declaration of Covenants, Conditions and Restictions contained in instrument of record in Book 11670, page 822 and Book 11760, page 837. OMITTING ANY RESTRICTIVE COVENANT(S) BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, unless and only to the extent that said covenant, condition or restriction (a) is exempt under Title 42, Section 3607 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as: **1708 Sarahs Trail, Hermitage, TN 37076**

Davidson County DEEDWARR
Recvd: 05/31/05 14:04 2 pgs
Fees:13.00 Taxes:1176.60

20050531-0061069

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 person 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 HAND this 24 th day of May, 2005

GRANTOR:

Daniel W. Clevenger

GRANTOR:

Carrie M. Clevenger

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, David W. Clevenger and Carrie M. Clevenger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, acknowledged that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and notarial seal at my office at ~~Franklin, Tennessee~~ DAVIDSON, this 24th day of May, 2005.

NOTARY PUBLIC

My Commission expires:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008