03

Realty Title
48-A

This instrument prepared by:
Fidelity Residential Solutions
10125 Crosstown Circle, Suite 380
Eden Prairie, MN 55344
437979 447948
Staisy Brennan

Davidson County DEEDWARR
Recvd: 07/11/05 15:32 3 pgs
Fees:18.00 Taxes:1202.50
20050711-0080058

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	*SEND TAX BILLS TO:*	*MAP PARCEL NUMBERS*
Scott W. Waltermire Christina C. Hart	USAA Federal Savings Bank	*117-8 135.00*
(NAME)	*(NAME)*	
1501 Cedar Lane	10750 McDermott Fwy	
(STREET ADDRESS OR ROUTE NUMBER)	*(STREET ADDRESS)*	
Nashville, TN 37212	San Antonio, TX 78288	
(CITY) (STATE) (ZIP)	*(CITY) (STATE) (ZIP)*	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Larry B. Robinson and Jennifer L. Robinson, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said Scott W. Waltermire and wife, Christina C. Hart
the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $ 325,000.00

Affiant

Subscribed and sworn to before me this the 30th *day of* June, 2005.

Notary Public

My commission expires: 2/20/2009
(Affix Seal)

DIANE K. MANN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TN

This is unimproved ( ), known as 1501 Cedar Lane, Nashville, TN 37212

improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 16th *day of* April, 2005, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

LBR
Larry B. Robinson

Jennifer L Robinson
Jennifer L. Robinson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Marilyn Hecht, *a Notary Public in and for said County and State, Larry B. Robinson, the within named bargainor* married *(fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand, at office, this 16 *day of* April, 2005.

Marilyn Hecht
Notary Public
My Commission Expires: January 24, 2009

(This area for official notarial seal)

MARILYN HECHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Marilyn Hecht, *a Notary Public in and for said County and State, Jennifer L. Robinson, the within named bargainor* married *(fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand, at office, this 16 *day of* April, 2005.

Marilyn Hecht
Notary Public
My Commission Expires: January 24, 2009

(This area for official notarial seal)

MARILYN HECHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

LAND in Davidson County, TN, BEING Lot No. 135, on the Map of Victoria Place, of record in Plat Book 332, page 10, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Larry B. Robinson and wife, Jennifer L. Robinson by deed from Gabriel Dean Wicks and wife, Heather Johnston Wicks, of record in Instrument No. 20011005-0108656, Register's Office for Davidson County, TN.