WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 206,675.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th day of July, 2005

_____
Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 1.27.07

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Erin Elysa Rotz	USAA Federal Savings Bank	Map 75
1521 Stoner Valley	10750 McDermott Frwy., BSB-D-02-1	Group 11-0-A
Hermitage, TN 37076	San Antonio, TX 78288	Parcel 18 CO

FOR AND IN 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

Donald E. Thomas and wife, Jacqueline Thomas

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Erin Elysa Rotz and husband, Matthew S. Rotz
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:

BEING Lot No. 20, on the Plan of First Revision, Phase One, Heritage Meadows, of record in Plat Book 9700, Page 167, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Donald E. Thomas and wife, Jacqueline Thomas, by deed from Frank Batson Homes, Inc., of record in Book 10451, Page 513, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 10337, Page 102 and Book 10337, Page 123, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 167, said Register's Office; (3) All matters on PUD Boundary of record in Plat Book 9700, Page 88, said Register's Office; (4) Easement to Bell South of record in Book 10613, Page 652, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1521 Stoner Valley, Hermitage, TN 37076

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 our hands this 12th day of July, 2005.

_____
Donald E. Thomas

_____
Jacqueline Thomas

Davidson County DEEDWARR
Recvd: 07/14/05 14:50 2 pgs
Fees:13.00 Taxes:764.70

20050714-0081929

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 Donald E. Thomas and wife, Jacqueline Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of July, 2005.

My Commission Expires: 01/27/07

Notary Public

