Davidson County DEEDWARR
Recvd: 08/25/05 15:27 2 pgs
Fees:13.00 Taxes:771.45

20050825-0101935

WARRANTY DEED

G-USAA-05-7441

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,500.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF August, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph E. Mokher	USAA Federal Savings Bank	
7441 East Colony Drive	(NAME) 10750 McDermott Freeway	
(ADDRESS) Nashville, Tennessee 37221	(ADDRESS) San Antonio, TX 78288-0558	156-1C-9.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROGER N. MORRISON AND WIFE, LISA E. MORRISON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSEPH E. MOKHER AND CHRISTINE R. MOKHER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 9, EAST COLONY AT RIVERBEND, as shown on plat of record in Plat Book 7900, Page 733, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Roger N. Morrison and wife, Lisa E. Morrison by Deed from Fox Ridge Homes, Inc., recorded on the 5th day of May, 1997 in Deed Book 10442, Page 197, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a) 2005 property taxes, which have been prorated and assumed by the grantee(s) herein; b) instruments of record in Book 7900, Page 733; Book 7199, Page 119; Book 9792, Page 20; Book 7199, Page 135; Book 7781, Page 645; Book 9792, Page 24; Book 7900, Page 4; said register's office; and c) any and all existing easements and restrictions as shown of record.

*wife

unimproved ( )
This is improved (X) property, known as 7441 East Colony Drive, Nashville, Tennessee 37221
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 15th day of August, 2005.

Roger N. Morrison

Lisa E. Morrison

STATE OF Tennessee
COUNTY OF Davidson

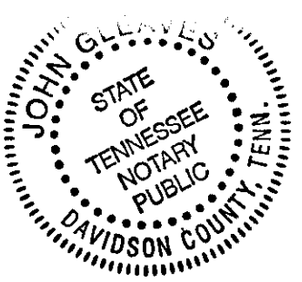
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Roger N. Morrison and Lisa E. Morrison, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed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

Witness my hand and official seal, this the 15th day of August, 2005.

Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903