This instrument prepared by:
Sam D. Hodges, III
Grissim & Hodges
323 Union Street
Nashville, Tennessee 37201

Davidson County DEEDWARR
Recvd: 09/01/05 14:58 2 pgs
Fees:13.00 Taxes:85.10
20050901-0105262

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Kevin Moll et ux 5053 Cougar Cove Joelton, TN 37080	USAA Federal Savings Bank 10750 McDermott Freeway San Antonio, Texas 78288	Map 4, part of parcel 165

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, SHAWN TOWNSEND AND WIFE, BETTY TOWNSEND (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto KEVIN MOLL AND WIFE, JEANIE MOLL (the "Grantees"), their successors and assigns, all of their right, title and interest in and to that certain land in Davidson County, State of Tennessee, as more particularly described as follows:

LAND in the 1st Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being a portion of Tract 11 from the "Boundary Survey & Tracts" by Bob Cummings, Land Surveyor, updated February 29, 1988 and more particularly described as follows:

Beginning at a point, the northwesterly property corner of said Lot 11 on the easterly side of a 50-foot wide easement for ingress/egress, presently called Cougar Cove and proceeding as follows:

With said easement, North 27 degrees 28 minutes 06 seconds East, 97.01 feet;

Thence, severing Lot 11 making a new line, South 62 degrees 25 minutes 45 seconds East, 1060.71 feet;

Thence, South 01 degrees 56 minutes 13 seconds West, 107.60 feet;

Thence, with the common property line of Lot 10, Kevin and Jeanie Moll, as of record by Instrument #20050511-0053032, Register's Office for Davidson County, Tennessee, North 62 degrees 25 minutes 45 seconds West, 1107.09 feet to the Point of Beginning and containing 105,153 square feet or 2.414 acres, more or less, as calculated by the above courses and distances.

BEING a portion of the property conveyed to SHAWN TOWNSEND AND WIFE, BETTY TOWNSEND, by Deed of Record in Book 11505, page 667, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their successors and assigns, forever. **And Grantors do covenant with the Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for:**

1. Current year real property taxes, not yet due and payable.

2. Restrictions of record in Book 7807 at page 518 in the said Register's Office.

3. Restrictive covenants and maintenance agreement of record in Book 7622 at page 352 in the said Register's Office.

4. Right-of-way gas line easement to Tennessee Gas Pipeline Company of record in Book 1181 at page 462 in the said Register's Office.

And Grantors do further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to the said land to the Grantees, their successors and assigns, against the lawful claims of all persons, whomever.

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 hands, this 30th day of August, 2005.

SHAWN TOWNSEND

BETTY TOWNSEND

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHAWN TOWNSEND, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of August, 2005.

BETTIE JANE WINTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JAN. 28, 2006

NOTARY PUBLIC
My Commission Expires: 1/28/06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BETTY TOWNSEND, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of August, 2005.

BETTIE JANE WINTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JAN. 28, 2006

NOTARY PUBLIC
My Commission Expires: 1/28/06

STATE OF TENNESSEE)
COUNTY OF)

The actual consideration for this transfer, or value of property (whichever is greater) is $23,000.00.

Affiant

Subscribed and sworn before me this 30th day of August, 2005.

BETTIE JANE WINTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JAN. 28, 2006

NOTARY PUBLIC
My Commission Expires: 1/28/06