WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/04/05 15:38 2 pgs
Fees:13.00 Taxes:499.13

20051004-0119533

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 434,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 2005

Notary Public

MY COMMISSION EXPIRES: 01/26/08 4/22/09
(AFFIX SEAL)

NOTARY PUBLIC WILLIAMSON COUNTY TENNESSEE LARGE

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Baker	USAA Federal Savings Bank	MAP 150-11
(NAME)	(NAME)	
616 Summertime Court	10750 McDermott Freeway	PARCEL 173
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Antonio, TX 78288	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Erica Gamble, f/k/a Erica A. Mell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Baker and wife, Judith E. BAker

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. 566 on the Plan of Towne Village of the Country, Section 4-A of record in Plat Book 6250, pages 20 and 21, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Erica A. Mell by deed from Michael P. Clay and wife, Karen E. Clay of record in Instrument No. 20001218-0124010, Register's Office for Davidson County, TN. The said Erica A. Mell now being Erica Gamble.

David Gamble joins in this conveyance to convey any interest he may have as the husband of Erica Gamble.

Subject to restrictions of record in Book 6304, page 985, said Register's Office.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 6250, pages 20 and 21, said Register's Office.

Taxes for the year 2005 are prorated and assumed by the Grantee(s) herein.

CONTINUED

unimproved ( )
This is improved (X) property, known as 616 Summertime Court, Antioch, TN 37013
(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 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 my hand this 30th day of September, 2005

Erica Gamble

David Gamble

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 Erica Gamble, f/k/a Erica A. Mell and David Gamble

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that t~~he~~ Y executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of September 2005.

Commission expires 3-21-09

Notary Public

PHYLLIS KEENAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

The legal descriptin is the same as the previous deed of record.