State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is $127,200.00

Affiant

Subscribed and sworn before me this the 4th day of November, 2005.

Notary Public

My Commission Expires: 9/17/07

SUSAN MAGNUSON
Notary Public At Large
RUTHERFORD COUNTY, TN

WARRANTY DEED

This Instrument was Prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Address of New Owner(s)	**Improved Property known as:**	**Send tax bills to:**
Aaron Usinger 6020 Eden Lane Lavergne, TN 37086	3737 Hillbrook Court Nashville, TN 37211 **Map 148-1 Parcel 84**	Long Beach Mortgage Company 320 Interstate N. Parkway Suite 500 Atlanta, GA 30339

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

MARY B. WHEELER

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

AARON USINGER AND LORY USINGER, HUSBAND AND WIFE

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **Davidson** County, Tennessee, more particularly described as follows:

Being Lot No. 193 on the Plan of Hillbrook, Section II, of record in Book 3300, Page 12, Register's Office for Davidson County, as follows:

Said Lot No.193 fronts 86 feet on the south side of ~~Hillbook~~ Hillbrook Court and extends back 140.2 feet on the west line and 130.3 feet on the east line to a dead line in the rear on which it measures 103 feet.

Being the same property conveyed to Mary B. Wheeler by ~~Warranty~~ Quitclaim Deed from James E. Wheeler, Jr. of record in Book 7650, page 429, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Book 3300, page 12, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 3277, page 482; in Book 3286, page 375, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this **4th day of November, 2005**

Mary B. Wheeler

Mary B. Wheeler

Davidson County DEEDWARR
Recvd: 11/16/05 09:45 2 pg:
Fees:13.00 Taxes:470.64

20051116-0138371

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, Notary Public, in and for said County and State, **Mary B. Wheeler,** the within named Grantor, with whom I am personally acquainted or who proved to me based upon satisfactory information and who acknowledged that She executed the within instrument for the purposes contained.

Witness my hand, this 4th Day of **November, 2005.**

My Commission Expires:
11-25-06

Notary Public