Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 01/30/06 10:31 2 pgs
Fees:13.00 Taxes:503.20
20060130-0011210

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $136,000.00

Affiant

Subscribed and sworn to before me, this 25th day of January, 2006.

Notary Public
My commission expires: 4/24/09

NOTARY PUBLIC AT LARGE

15-0601-150636

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Shawn and Rebecca Temple 4272 Samoa Dr. Hermitage TN 37076	USAA FEDERAL SAVINGS BANK 10750 McDermott Freeway San Antonio, Texas 78230	075-06-0 055.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James Michael Rooley, Jr., married**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Shawn Temple and wife, Rebecca Temple**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot 301, Hermitage Estates, Section II, of record in Plat Book 3700, page 23, said Register's Office, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James Michael Rooley, Jr., unmarried, by deed from Michael S. Ward and wife, Darlene J. Ward, dated June 14, 1996, of record in Book 10090, page 458, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Karrie Lee Elizabeth Rooley, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This property is improved property known as 4272 Samoa Dr., 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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind myself, my heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 25th day of January, 2006.

James Michael Rooley, Jr.

Karrie Lee Elizabeth Rooley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Michael Rooley, Jr. and Karrie Lee Elizabeth Rooley with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 25th day of January, 2006.

Notary Public
State of Tennessee at Large

My Commission expires 11-27-2006

