03

Rusty Title
78-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF March 2006

Notary Public

MY COMMISSION EXPIRES: 2/22/2009
(AFFIX SEAL)

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marilyn Raines (NAME)	USAA Federal Savings Bank (NAME)	MAP 142-15
111 Hicks Road (ADDRESS)	10750 McDermott Freeway (ADDRESS)	PARCEL 111 CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	San Antonio, TX 78288 (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, Blue Line Properties, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marilyn Raines

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:

LAND in Davidson County, Tennessee, Being Unit No. 111 in Breckenridge, A Condominium, as described in the Master Deed establishing a Horizontal Property Regime for Breckenridge, as of record in Book 6808, Page 45, and as amended in Book 7020, Page 848, Register's Office for Davidson County, Tennessee along with an undivided interest in the Common Elements as specified therein and subject to all terms, covenants and conditions set forth in such Master Deed.

Being the same property conveyed to Blue Line Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed dated December 2, 2005, from Robert M. Searson, Administrator of the Estate of Ann Marie Searson, Deceased; Thomas A. Searson, Jr., unmarried; Robert M. Searson, unmarried; and Todd E. Searson, unmarried, of record by Instrument No. 20051207-0147306 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 111 Hicks Road, Nashville, TN 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 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 our hand s this 7th day of March, 2006

Blue Line Properties, LLC
By:
John M. Spencer, Jr., Member

Attest:
Benny Alexander, Jr., Member

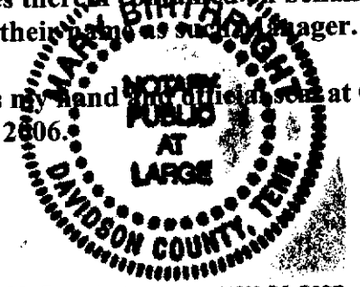
Davidson County DEEDWARR
Recvd: 03/14/06 12:37 2 pgs
Fees:13.00 Taxes:481.00

20060314-0029247

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John M. Spencer, Jr. and Benny Alexander, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that they are the Manager's of Blue Line Properties, LLC, a Tennessee Limited Liability Company, and that John M. Spencer, Jr. and Benny Alexander, Jr., being authorized so to do, executed the within instrument for the purposes therein contained on behalf of the said Blue Line Properties, LLC by signing their name as such Manager.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 7th day of March, 2006.



My Commission Expires NOV. 24, 2007

Notary Public

My Commission Expires: