03

Realty Title
48-A

Davidson County DEEDWARR
Recvd: 03/29/06 14:34 2 pgs
Fees:13.00 Taxes:684.13

20060329-0035769

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 44525

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$184,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
15th DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: 6-19-07

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
Elizabeth A. Rogers	**USAA Federal Savings Bank**	**142-2-28**
7460 Stacy Drive	**10750 McDermott Freeway**	**9D 5315**
Nashville, TN 37221	**San Antonio, TX 78288**	

FOR AND IN 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, DENNIS HARRIS DANIEL and wife, MAGDA LYNN DANIEL**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELIZABETH A. ROGERS**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 44 on the Map of Cross Timbers Subdivision, Section 2, of record in Book 3700, page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 44 fronts 86 feet along the northerly margin of Stacy Drive and runs back 150 feet between parallel lines to a line in the rear measuring 86 feet thereon.

Being the same property conveyed to Dennis Harris Daniel and wife, Magda Lynn Daniel by deed from Leo J. Caillouette, Jr., and wife, Coyla Carol E. Caillouette, of record in Book 5179, page 120, Register's Office for Davidson County, Tennessee.

This is improved property known as 7460 Stacy Drive, Nashville, Tennessee 37221

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 hands this 15TH day of March, 2006

X _____
DENNIS HARRIS DANIEL

X _____
MAGDA LYNN DANIEL

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 DENNIS HARRIS DANIEL and wife, MAGDA LYNN DANIEL, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 15TH day of March, 2006.

NOTARY PUBLIC

My Commission Expires: 3/25/06

