Davidson County DEEDWARR
Recvd: 03/31/06 15:27 3 pgs
Fees:18.00 Taxes:1063.75

20060331-0036938

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

This instrument prepared by:
Fidelity Residential Solutions
10010 San Pedro, Suite 800
San Antonio, TX 78216
463371 3384203
Patti Belisle

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) **Barbara L. Coughlin-Shuler**	(NAME) **USAA Federal Savings Bank**	172-09-0-A 52
(STREET ADDRESS OR ROUTE NUMBER) **6521 Banbury Crossing**	(STREET ADDRESS) **10750 McDermott Pkwy**	
(CITY) (STATE) (ZIP) **Brentwood, TN 37027**	(CITY) (STATE) (ZIP) **San Antonio, TX 78288**	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Josefina Martinez, a single woman have this day bargained and sold, and do hereby transfer and convey unto the said **Barbara L. Coughlin-Shuler and husband, Ronald S. Shuler** *the Grantees herein, their (successors), heirs and assigns, certain real estate in Williamson, Tennessee as follows:*

See Attached Exhibit "A".

STATE OF TN
COUNTY OF WILLIAMSON *The actual consideration or value whichever is greater, for this transfer is $* 287,500.00

Affiant Barbara L Coughlin-Shuler

Subscribed and sworn to before me this the 24 *day of* MARCH 2006

My commission expires 9-22-07 *(Affix Seal)*

Notary Public Caroline Chappell

CAROLINE CHAPPELL NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENNESSEE

This is unimproved ( ), known as 6521 Banbury Crossing, Brentwood, TN 37027
improved X

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 this 3rd *day of* March, 2006, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Josefina Martinez

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, Donna L. Forbes, Notary Public, *a Notary Public in and for said County and State, Josefina Martinez, the within named bargainor* A SINGLE WOMAN *(fill in marital status),* ~~*with whom I am personally acquainted*~~ *(or proved to me on the basis of satisfactory evidence), and who acknowledged that* SHE *executed the within instrument for the purposes therein contained.*

Witness my hand, at office, this 3RD *day of* March, 2006.

Notary Public
My Commission Expires:

(This area for official notarial seal)

DONNA L. FORBES
Commission # 1358490
Notary Public - California
Los Angeles County
My Comm. Expires Jun 23, 2006

STATE OF
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, , the within named bargainor _____ (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of _____, _____.

(This area for official notarial seal)

Notary Public
My Commission Expires:

Pru #: 3384203
Transferee: Martinez

Exhibit "A"

Land in Davidson County, TN, being Lot No. 52 on the plan of Section Two, Banbury Crossing, of record in Plat Book 9700, pages 605-609 amended in Book 10970, page 943, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Josefina Martinez by deed from The Jones Company of Tennessee, LLC of record in Instrument No. 20040928-0116734, said Register's Office.