This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
Misty Dawn MacArthur et vir
704 Cleves Street
Old Hickory, Tennessee 37138

MORTGAGEE:
USAA Federal Savings Bank
10750 McDermott Freeway
San Antonio, TX 78288

Davidson County DEEDWARR
Recvd: 05/19/06 10:29 3 pgs
Fees:18.00 Taxes:329.30
20060519-0059005

SEND TAX BILL TO:
Mortgagee

MAP **44-15-0**
GROUP
PARCEL **51.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert R. Redden, Anna Ruth Wilson and William T. Redden, heirs at law of Mildred Pillow Redden** hereinafter called the Grantors, have bargained and sold, and by these presents, do hereby transfer and convey unto **Misty Dawn MacArthur and husband, Ian MacArthur**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 79, Section A, Village of Old Hickory, as shown on plan recorded July 16, 1948, in Book 1424, page 68, in Register's Office for Davidson County, Tennessee, fronting 55.0 feet on Cleves Street, containing 0.11 acres, more or less.

Being the same property conveyed to Ray E. Redden and wife, Mildred Pillow Redden by deed from E.I DuPont Nemours and Company, a Delaware Corporation dated November 28, 1950, of record in Book 1914, page 227, Register's Office for Davidson County, Tennessee. The said Ray E. Redden died on November 2, 1956, and Mildred Pillow Redden died on May 10, 2005 leaving three children as heirs at law of her estate those being Robert R. Redden, Anna Ruth Wilson and William T. Redden.

Robert R. Redden executes this instrument of behalf of William T. Redden, by virtue of a Limited Power of Attorney For Sale of Real Estate filed for record in Instrument No. 20060519 0059004, Register's Office for Davidson, Tennessee.

This is improved property known as 704 Cleves Street, Old Hickory, Tennessee 37138.

Taxes for the current year have been settled between the parties. This conveyance is made subject to all planning, zoning and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

FILE BOX 45

1. Subject to Real Property Taxes for 2006, a lien not yet due and payable. Map 44-15-0, Parcel 51.00. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2006 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to restrictive covenants contained in an instrument of record in Book 1914, page 227, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

3. Subject to an easement for right-of-way as set forth in an instrument of record in Book 1914, page 227, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

4. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 1424, page 68, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

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, covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

Grantors, further covenant and bind themselves, their 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.

WITNESS our hands this the 8th day of May, 2006.

Robert R. Redden

Anna Ruth Wilson

William T. Redden, by Robert R. Redden, as attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Anna Ruth Wilson and Robert R. Redden**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of May, 2006.

Patricia M. Gwin

NOTARY PUBLIC

PATRICIA M. GWIN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 11-23-2008

STATE OF TENNESSEE)
COUNTY OF WILSON)

On this the this 8th day of May, 2006, in Mt. Juliet, Tennessee, before me personally appeared Robert R. Redden, to me known to be the person who executed the foregoing Warranty Deed on behalf of **William T. Redden**, for the purposes therein contained, and who acknowledged that he executed the same as the free act and deed of the said and William T. Redden, signing his name as Attorney-In-Fact.

WITNESS my hand and official seal at office this 8th day of May, 2006.

Patricia M. Gwin

NOTARY PUBLIC

PATRICIA M. GWIN STATE OF TENNESSEE NOTARY PUBLIC

My Commission Expires: 11-23-2008

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $89,000.00.

AFFIANT

Subscribed and sworn to before me on this 8th day of May, 2006.

Patricia M. Gwin

NOTARY PUBLIC
My Commission Expires: 11-23-2008

PATRICIA M. GWIN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY