Davidson County DEEDWARR
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Fees:13.00 Taxes:862.10

20060620-0073671

# WARRANTY DEED

P-06-409

MARIE BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,000.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF June, 2006.

Notary Public

MY COMMISSION EXPIRES: 11-14-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Richard E. Kirkpatrick | USAA Federal Savings Bank | |
| 409 Magnolia Hills Ct. | (NAME) 10750 McDermott Freeway | 155-12-A-18 CO |
| (ADDRESS) Nashville, Tennessee 37221 | (ADDRESS) San Antonio, TX 78288 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN F. ROWLES AND WIFE, RUTH E. D. ROWLES, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto RICHARD E. KIRKPATRICK AND WIFE, LINDA M. KIRKPATRICK, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the plan of Magnolia Hills Subdivision, of record in Book 6900, page 809, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to John F. Rowles and Ruth E. D. Rowles, by Deed from South Harpeth Constructon Co., Inc., dated September 4, 1996, of record in Book 10192, page 762, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 409 Magnolia Hills Ct., Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

FILE BOX 45

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 my/our hand(s) this 16th day of June, 2006.

John F. Rowles

Ruth E. D. Rowles

STATE OF TENNESSEE

COUNTY OF Davidson

I, Carol T. Baker, a Notary Public of the County and State first above written, do hereby certify that John F. Rowles and wife, Ruth E. D. Rowles personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 16th day of June, 2006.

Notary Public

My Commission Expires: 2/15/09

(SEAL)

NOTARY PUBLIC AT LARGE

**RETURN TO:**

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800