Davidson County DEEDWARR
Recvd: 06/23/06 14:55 2 pgs
Fees:13.00 Taxes:550.93

20060623-0075437

State of Tennessee .
County of Williamson

The actual consideration or value whichever is greater is $148,900.00.

Subsribed and sworn before me this the 16th day of June, 2006.

JAY KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Affiant

(Affix Seal) Notary Public

WARRANTY DEED

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc. 600395

214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Kristen Langston Gillespie Ryan Evans Gillespie
1017 Seymour Avenue
Nashville, TN 37206

L.M. Send tax bills to:
USAA
19 Research PARK CT
ST. Charles, MO. 63304

Map 83-5 Parcel 8

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Everett Niewoehner and wife, Janie Niewoehner

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Kristen Langston Gillespie and Ryan Evans Gillespie, Wife and Husband

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being part of Lot No. 6 in the Division of the Estate of John Hobson, deceased, in the 11th formerly the 18th Civil District of said County, and described as follows: BEGINNING in the center of Seymour Avenue, 923 feet easterly from the easterly margin of Mcferrin Avenue: thence northerly and parallel with McFerrin Avenue; thence northerly and parallel with McFerrin Avenue 179 feet to a point; thence at right angles and parallel with Seymour Avenue, easterly 50 feet; thence southerly and parallel with McFerrin Avenue, 179 feet to the center of Seymour Avenue; thence with the center of said Avenue 50 feet to the beginning.

Being all of the property conveyed to Everett Niewoehner and wife Janie Niewoehner by Deed of record in Instrument No. 20050816-0096869; said Register's Office.

Subject to taxes for the year 2006, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 1017 Seymour Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 16th day of June, 2006.

Everett Niewoehner

Janie Niewoehner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal, this 06/16/06.

My commission expires:

JOHN A. BELL, JR.
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE
My Commission Expires
July 29, 2006

Notary Public