Davidson County DEEDWARR
Recvd: 06/23/06 14:59 2 pgs
Fees:13.00 Taxes:647.50

20060623-0075440

State of Tennessee
County of
The actual consideration or value whichever is greater is $175,000.00.

Subsribed and sworn before me this the 19th day of June, 2006.

Affiant

Notary Public

JAY KEHEW NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY (Affix Seal)

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 600388
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Karen H. Nowlin and husband, David L. Nowlin
5004 West Oak Highland Drive
Antioch, TN 37013

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

Map 173-4-A Parcel 49

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,

Pamela S. Hammond, unmarried

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

Karen H. Nowlin and husband, David L. Nowlin

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:

Being Lot Number 49 on the Plan of Subdivision for Phase 1 of Oak Highlands as shown on plat of record in Plat Book 6900, pages 432-435, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all of the same property conveyed to Pamela S. Hammond, unmarried, by Deed dated December 15, 1994 of record in Book 9549, page 271, 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 5004 West Oak Highland Drive, Antioch, TN 37013

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 19th day of June, 2006.

Pamela S. Hammond

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 Pamela S. Hammond, the bargainor, 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 and official seal, this 19th day of June, 2006.

My commission expires:

Notary Public

MISTY M. SOHRABI
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

MISTY M. SOHRABI
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
July 24, 2007