WARRANTY DEED

B-TRA-06-1268

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,900.00

Katie Marie Thorn Dennis
Affiant

Subscribed and sworn to before me this 28th DAY OF June, 2006.

Notary Public

MY COMMISSION EXPIRES: 6-17-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katie Marie Thorn Dennis	USAA FEDERAL SAVINGS BANK	
1268 West Running Brook Road	(NAME) 10750 McDermott Freeway	114-7B-44-CO
(ADDRESS) Nashville, TN 37209	(ADDRESS) San Antonio, TX 78230	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we WILLIAM MITCHELL, JR., UNMARRIED AND NICOLE REEDER, UNMARRIED AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KATIE MARIE THORN DENNIS AND HUSBAND, FRANK CHRISTOPHER DENNIS, hereinafter called the Grantee(s), 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 104, WESTCHASE, as shown on plat of record in Instrument No. 200212030148525, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from William Mitchell, Jr., unmarried to William Mitchell, Jr., unmarried and Nicole Reeder, unmarried, as tenants in common with the rights of survivorship as recorded on the 13th day of December, 2004 in Instrument No. 20041213-0147878 and Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes to William Mitchell Jr, unmarried as recorded on the 13th day of December, 2004 in Instrument No. 20041213-0147877, in the Register's Office of 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 1268 West Running Brook Road, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 28th day of June, 2006.

William Mitchell, Jr.

Nicole Reeder by Lynn Robertson as attorney-in-fact

Davidson County DEEDWARR
Recvd: 07/07/06 08:16 2 pgs
Fees:13.00 Taxes:758.13
20060707-0081340

STATE OF Tennessee
COUNTY OF Davidson

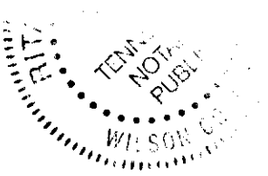
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Mitchell, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within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

Witness my hand and official seal, this the 28th day of June, 2006.

Rita B. Mitchell
Notary Public

My Commission Expires: 6-17-07

(SEAL)



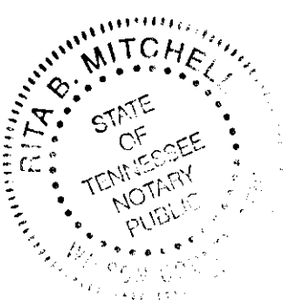
STATE OF Tennessee
COUNTY OF Davidson

On this the 28th day of June, 2006, before me personally appeared Lyn Robertson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Nicole Reeder, and who acknowledged he/she/they executed the same as the free act and deed of the said Nicole Reeder.

Witness my hand and official seal, this the 28th day of June, 2006.

Rita B. Mitchell
Notary Public

My Commission Expires: 6-17-07



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903