Davidson County DEEDWARR
Recvd: 08/01/06 15:09 2 pgs
Fees:13.00 Taxes:1341.25

20060801-0093616

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$362,500.00**.

Affiant

Subscribed and sworn to before me, this the 31st day of July, 2006.

Notary Public

My commission expires: 1-26-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Roger D. Freeberg	**USAA Federal Savings Bank**	172-14-B 101.00 CO
1437 Wexford Downs Lane	**10750 McDermott Freeway**	
Nashville, TN 37211	**San Antonio, TX 78288**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Troy L. Drulman and wife, Heather Drulman, f/k/a Heather Crowe *

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Roger D. Freeberg and wife, Nancy M. Freeberg

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 101 on the Plan of Winfield Park Phase 2, Section 1, Revision 1, as of record in Instrument No. 20010313-0024106, Register's Office for said County, to which plan reference is made for a more complete description.

Being all of the same property conveyed to Troy L. Drulman and Heather Crowe, as joint tenants with right of survivorship by deed from Turnberry Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20020827-0103501, Register's Office for Davidson County, Tennessee. *Troy L. Drulman and Heather Crowe having since married, the property is now vested in Troy L. Drulman and wife, Heather Drulman.

This conveyance is subject to taxes for 2006 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **1437 Wexford Downs Lane, Nashville, TN 37211**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 31st day of July, 2006.

Troy L. Drulman

Heather Drulman

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Troy L. Drulman and wife, Heather Drulman**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **31st** day of **July, 2006.**

Notary Public

My Commission Expires: 1.26.08

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY