Davidson County DEEDWARR
Recvd: 08/08/06 14:47 2 pgs
Fees:13.00 Taxes:1230.25

20060808-0097465

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,500.00

Affiant

Subscribed and sworn to before me, this 4th DAY OF August, 2006.

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires MAY 22, 2010

B-TW-06-217

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
Raymond Mueller	USAA Federal Savings Bank	
217 Newton Nook	(NAME) 10750 McDermott Freeway	172-13-A-46 CO
(ADDRESS) Brentwood, TN 37027	(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 TONI PERRY AND HUSBAND, JEREMY PERRY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RAYMOND MUELLER AND WIFE, BEVERLY MUELLER, 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 115, WILLIAMS GROVE, SECTION ONE, as shown on plat of record in Plat Book 9700, Page 580, 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 to Toni M. Sullivan by Warranty Deed from Thomas C. Kilcrease, Jr. and wife, Marilove Kilcrease, recorded on the 31st day of August, 2004 in Instrument No. 20040831-0105165, in the Register's Office of Davidson County, Tennessee. Toni M. Sullivan having since married and is now known as Toni Perry. Jeremy Perry joins in this instrument for the purpose of conveying any and all marital interest in and to said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 9700, page 580; Book 10741, page 678; Book 11167, page 755; Book 11643, page 316; Instrument No. 19991206-0300190; Instrument No. 20010540-0049490; Book 10741, page 671; Instrument No. 20010618-0064214 and Instrument No. 20010514-0049489, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 217 Newton Nook, Brentwood, Tennessee 37027
(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 4th day of August, 2006.

Toni Perry

Jeremy Perry

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Toni Perry and Jeremy Perry, 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 4th day of August, 2006.

Notary Public

My Commission Expires: 7-24-10

(SEAL)



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