2.

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/30/06 13:43 2 pgs
Fees:13.00 Taxes:1542.90

20060830-0107265

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 417,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August 2006

Notary Public

MY COMMISSION EXPIRES: 3-14-2010 (AFFIX SEAL)

MICHELLE WHITE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth W. Sledge	USAA	MAP 158-12
(NAME)	(NAME)	
1726 Kingsbury Drive	10750 McDermott Freeway	PARCEL 19
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	San Antonio, TX 78288-0544	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Gladys G. Pedigo, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth W. Sledge and wife, Mary Kay Sledge

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:

Being Lot No. 529 on the Plan of Hillsboro Park, Section 13, as of record in Book 4175, page 20, Register's Office for said County.

Said Lot No. 529 fronts 198.7 feet on the easterly side of Kingsbury Drive, and extends back 317.8 feet on the northerly line and 557.3 feet on the southerly line to a dead line measuring 362.0 feet thereon.

Being the same property conveyed to Ralph D. Pedigo and wife, Gladys G. Pedigo by deed from Estes Taylor Company of record in Book 4287, page 419, Register's Office for Davidson County, TN. The said Ralph D. Pedgo having since died and the property vested in Gladys G. Pedigo by estate by the entireties.

Subject to restrictions of record in Book 2435, page 237; Book 4207, page 397 and Book 4242, page 811, said Register's Office.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 4175, page 20, said Register's Office.

Taxes for the year 2006 are prorated and assumed by the Grantee(s) herein.

CONTINUED

This is improved (X) property, known as 1726 Kingsbury Drive, Nashville, TN 37215 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved ( )

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 28th day of August, 2006

Gladys G. Pedigo
by McKinley Fred Johnson III POAAttf

Gladys G. Pedigo
by McKinley Fred Johnson, III by Power of Attorney of record in

Instrument No. Register's Office for Davidson County, TN

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On August 28, 2006 before me personally appeared McKinley Fred Johnson, III to me known to be the person who executed the foregoing instrument in behalf of Gladys G. Pedigo and acknowledged that he executed same as the free act and deed of said Gladys G. Pedigo for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of August, 2006.

My Commission Expires:

3-21-09

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Phyllis Keenan
Notary Public

Legal Description Continuation

The legal description is the same as the previous deed of record.