WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,500.00

Lillian Adelia Jones Hall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of September, 2006

Notary Public:

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Patricia L. Reese	USAA Federal Savings Bank	Map 64
920 Old Fountain Place	10750 McDermot Freeway	Group 12-0-A
Hermitage, TN 37076	San Antonio, TX 78288	Parcel 920 CO

FOR AND IN 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

Lucille O. Jones, unmarried and Lillian Adelia Jones Hall, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Patricia L. Reese

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 920, of Fox Run Condominiums, Section 2, as of record in Book 5200 (erroneously shown as 5100 in prior deed) Page 148, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Lucille O. Jones and Lillian Adelia Jones Hall by Quitclaim Deed from Lucille O. Jones of record in Book 9863, Page 837, Register's Office for said County. See also deed of record in Book 8644, Page 93, said Register's Office.

This conveyance is subject to the Master Deed, Restrictions and By-Laws of record in Book 4465, Page 102; Book 4956, Page 582; Book 5535, Page 713; Book 5936, Page 301; Book 6370, Page 817; Book 8510, Page 95; Book 4956, Page 590; Book 5174, Page 609; Book 5548, Page 852; Book 5896, Page 1; Book 8510, Page 100; Book 5564, Page 582, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 148, said Register's Office; (3) Easement to First Suburban Water Utility District of record in Book 8035, Page 646, said Register's Office.

This property is not a marital residence of Lillian Adelia Jones Hall and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Power of Attorney of record in Instrument 20060918-0115348, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 920 Old Fountain Place, Hermitage, TN 37076

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.

Davidson County DEEDWARR
Recvd: 09/18/06 14:24 2 pgs
Fees:13.00 Taxes:501.35
20060918-0115349

After Recording RETURN TO:
Closing & Title Services, Inc.
533 Rivergate Parkway
Goodlettsville, TN 37072-2027

Witness our hands this 14th day of September, 2006.

Lucille O. Jones By Lillian Adelia Jones Hall, Atty In Fact
Lucille O. Jones
By: Lillian Adelia Jones Hall,
Attorney-in-Fact

Lillian Adelia Jones Hall
Lillian Adelia Jones Hall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lillian Adelia Jones Hall, 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 at Goodlettsville, Tennessee, this 14th day of September, 2006.

My Commission Expires: ~~03/31/07~~ 1/27/07

Notary Public

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Lillian Adelia Jones Hall, 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 on behalf of Lucille O. Jones as her Attorney in Fact as the free act and deed of the within named Lucille O. Jones.

Witness my hand and official seal at Goodlettsville, Tennessee, this 14th day of September, 2006.

My Commission Expires: ~~03/31/07~~ 1/27/07

Notary Public

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.