WARRANTY DEED

KAREN ROSE GONZALEZ NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 139,900.00

Carol Rivers
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 25TH DAY OF SEPTEMBER, 2006.

Karen Rose Gonzalez
NOTARY PUBLIC

MY COMMISSION EXPIRES 8-16-08

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 5120 Virginia Way, C-22, Brentwood, TN 37027
file # 06-01723 KAPOLKA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Amy Suzanne Kapolka and Nathan Tyler Qualls	USAA FSB	053-06-164.00 CO
2161 Riverway Drive	P. O. Box 205	
Old Hickory, TN 37138	Waterloo, IA 50704-0205	

FOR AND 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 ACKNOWLEDGED, WE,

STEPHANIE J. SIMPSON-ARMSTRONG, AND HUSBAND, GEORGE C. ARMSTRONG**

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

AMY SUZANNE KAPOLKA, UNMARRIED AND NATHAN TYLER QUALLS, UNMARRIED, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, NOT AS TENANTS IN COMMON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 2161 Riverway Drive, Old Hickory, TN 37138

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 Our hand on the 25th day of September, 2006.

Stephanie J. Simpson-Armstrong

George C. Armstrong

Davidson County DEEDWARR
Recvd: 09/27/06 10:28 2 pg
Fees:13.00 Taxes:517.63
20060927-0119424

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, the undersigned, a Notary Public, in and for said County and State, the within named, STEPHANIE J. SIMPSON-ARMSTRONG AND GEORGE C. ARMSTRONG, 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 and official seal at Brentwood, Tennessee, this 25th day of September, 2006.

Notary Public

My Commission Expires: 5/14/08

**George C. Armstrong, husband of Stephanie J. Simpson-Armstrong, joins in the execution of this instrument to convey his marital interest, if any, in subject property.

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES MAY 14, 2008

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES MAY 14, 2008

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being LOT 164, PLAN OF PHASE 2, WATERFORD, as shown on plat of record in Plat Book 7900, Pages 412 & 413, 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 Stephanie J. Simpson, n.k.a Stephanie J. Armstrong, by Warranty Deed from W. L. Bainbridge, Inc., a Tennessee Corporation, recorded on the 2nd day of July 1993 in Deed Book 9003, Page 95, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.