RECORD AND RETURN TO: Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $274,000.00

Affiant

Subscribed and sworn to before me, this 28th day of December, 2006.

Notary Public

Expiration of commission. 03.22.2008

(Notary Stamp) JASON CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 12/29/06 10:15 2 pg
Fees:13.00 Taxes:1013.80
20061229-0160582

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ottavio Joseph Milano **Donna Elizabeth Milano**	USAA Federal Savings Bank	**Map 104-1-O-B, Parcel 145-CO**
385 Normandy Circle	10750 McDermott Freeway	
Nashville, TN 37209	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 AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

Mary Elizabeth DeLaddy Thomas, married

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

Ottavio Joseph Milano and wife, Donna Elizabeth Milano and Nicole Marie Milano, unmarried, joint tenants with rights of survivorship

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 a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 385 on Lot No. 44 of the Normandy Place Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed for Normandy Place Condominiums, of record under Instrument No. 20020214-0019862 and as amended under Instrument No. 20020523-0063131, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Normandy Place Condominiums, for placement of Units, a shown on Exhibit "B" to the Master Deed of record under Instrument No. 20020214-0019862 and as shown as Exhibit "A" on the First Amendment to Master Deed of record under Instrument No. 20020523-0063131, said Register's Office for a more complete identification and description of such Unit.

Being the same property conveyed to Mary Elizabeth DeLaddy, unmarried, by Warranty Deed, from Normandy Place, L.L.C., of record in Instrument No. 20021216-0154242, Dated December 13, 2002, Register's Office for Davidson County, Tennessee. Mary Elizabeth DeLaddy has since married and is now known as Elizabeth D. Thomas.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictive covenants contained in an instrument of record in Book 4984, page 815, Register's Office for DAVIDSON County, Tennessee.
All matters of record in Book 1835, page 10, Register's Office for Davidson County, Tennessee.
Deed for common areas to Home Owners Association of record in Instrument No. 20041230-0155033, Register's Office for Davidson County, Tennessee.
Sanitary Sewer Easement of record in Book 3027, page 526, Book 3027, page 536 and Book 4218, page 818, Register's Office for Davidson County, Tennessee.
Charter for Home Owners Association of record in Instrument No. 20020114-0005489, Register's Office for Davidson County, Tennessee.
Master Deed of record in Instrument No. 20020214-0019862 and Instrument No. 20020523-0063131, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.

Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 385 Normandy Circle, Nashville, TN 37209.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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 27th day of December, 2006.

Mary Elizabeth DeLaddy Thomas by: A. Scott Hubbard Atty. in fact
Mary Elizabeth DeLaddy Thomas
By: A. Scott Hubbard, Attorney-in-Fact

*David H. Thomas, spouse of Mary Elizabeth DeLaddy Thomas, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

David H. Thomas by: A. Scott Hubbard Atty. in fact
David H. Thomas
By: A. Scott Hubbard, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **A. Scott Hubbard** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of David H. Thomas and wife, Mary Elizabeth DeLaddy Thomas for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for David H. Thomas and wife, Mary Elizabeth DeLaddy Thomas for and is authorized by David H. Thomas and wife, Mary Elizabeth DeLaddy Thomas for to execute this instrument on his/her behalf.

Witness my hand, at office, this 27th day of December, 2006.

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES:
JULY 18, 2009

File #: **06922-JM**
RECORD & RETURN TO:

_____

_____

_____