WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/21/07 14:34 2 pgs
Fees:13.00 Taxes:527.25
20070221-0021600

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 142,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of February, 2007

Notary Public:

MY COMMISSION EXPIRES: Aug. 20, 2008
(AFFIX SEAL)

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

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:
Donna Jean Roberts	USAA Federal Savings Bank	Map 61
3803 Hilltop Ave.	10750 McDermott Freeway	Group 14
Nashville, TN 37216	San Antonio, TX 78230	Parcel 94

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

Jeffrey L. Fuller and wife, RheAnn White Fuller and David B. Fuller, married

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

Donna Jean Roberts

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. 5, on the Plan of Baxter Heights, of record in Plat Book 2083, Page 94, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Jeffrey L. Fuller and RheAnn White Fuller, husband and wife, and David B. Fuller, married, by deed from William Daniel Lain and wife, Monica Lynn Lain of record in Instrument 20020523-0063151, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2282, Page 441, Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2282, Page 441, said Register's Office.

Power of Attorney of record in Instrument 20070221-0021598 and in Instrument 20070221-0021599, Register's Office for said County.

This property is not a marital residence 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.

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 3803 Hilltop Ave., Nashville, TN 37216

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 our hands this 9th day of February, 2007.

Jeffrey L. Fuller

RheAnn White Fuller, by Pat White as atty. in fact

RheAnn White Fuller

David B. Fuller, by Pat White as atty. in fact

David B. Fuller

JAMIE CRUTCHFIELD
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 Jeffrey L. Fuller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that heexecuted the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of February, 2007.

My Commission Expires: 3/31/07

Notary Public

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, Pat White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument on behalf of RheAnn White Fuller and David B. Fuller as their Attorney in Fact as the free act and deed of the within named RheAnn White Fuller and David B. Fuller.

Witness my hand and official seal at Nashville, Tennessee the 9th day of February, 2007.

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.