WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/30/07 13:37 2 pg
Fees:13.00 Taxes:269.73

20070330-0038343

State of Tennessee
County of Davidson

Box 14-A
File No.: 20467-1

The actual consideration or value, whichever is greater, for this transfer is **$72,900.00**

Affiant

Subscribed and sworn to before me, this the 28th day of March, 2007.

Notary Public

My commission expires: 11-19-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kurt W. Eselgroth	**USAA Federal Savings Bank**	**119-05-064**
2409 Foster Avenue	**10750 McDermott Freeway**	
Nashville, TN 37201	**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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Steven M. Sandifer, unmarried

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

Kurt W. Eselgroth

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 the southerly 50 feet of Lot No. 8 on the Map of W.F. Davis' Subdivision of Block No. 22, Cumberland Nurseries Plan, as of record in Book 332, Page 25, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 8 fronts 50 feet on the westerly side of Foster Avenue and runs back 78.9 feet on the northerly line and 78.92 feet on the southerly line, with the northerly margin of an alley to the easterly line of Lot No. 7, measuring 50 feet thereon.

BEING the same property conveyed to Steven M. Sandifer, an unmarried man, by Warranty Deed from Dennis W. Short, Jr., married, dated June 28th, 2004, of record in Instrument No. 20040701-0078545, Register's Office for Davidson County, Tennessee.

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

This is Improved (X) unimproved (____) property, known as: **2409 Foster Avenue, Nashville, TN 37201**

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 **March, 2007.**

Steven M. Sandifer

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 **Steven M. Sandifer,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **March, 2007.**

Notary Public



My Commission Expires: 11-19-08