WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/20/07 10:37 2 pgs
Fees:13.00 Taxes:582.75

20070420-0047342

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,500.00.00

Marjorie C. Minoux
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES 2-10-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES N. MEISNER	USAA	MAP 32-15 PAR 30
(NAME) 100 Grandville Court	(NAME) 10750 Mc Dermott Freeway	
(ADDRESS) Nashville, TN 37207	(ADDRESS) San Antonio, TX 78288	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **HEIRS AT LAW OF FRANCES C. EGGSTEIN, DECEASED, BEING MARJORIE C. MINOUX and PEGGY C. ALEXANDER, BY AND THROUGH MARJORIE C. MINOUX, ATTORNEY IN FACT,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES N. MEISNER**, HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 11 on the Plan of Grande Villa Subdivision, Section 1, as of record in Book 4675, page 30, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Frances C. Eggstein by deed dated June 2, 1978 of record in Book 5294, page 305, Register's Office for Davidson County, Tennessee; the said Frances C. Eggstein having died on December 21, 2006 unmarried and no children born to her. Her parents had predeceased her. The siblings of the decedent were Mildred Colwell, born June 13, 1908, who died on July 4, 1910; Frank Colwell, born April 1, 1906, who died on April 14, 1932, who never married and had no children born to him; and June Carlton Colwell, born September 3, 1913, who died on October 4, 1966 Marjorie C. Minoux and Peggy C. Alexander being all of the Children of June Carlton Colwell and being the sole heirs at law of Frances C. Eggstein.

This is not the principal residence of the Grantors.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

MARJOIE C. MINOUX executes this instrument as Attorney in Fact for PEGGY C. ALEXANDER pursuant to power of attorney of record in Instrument No. 20070420-0047341 Register's Office for Davidson County, Tennessee.

This is improved property, known as 100 Grandville Court, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 16th day of APRIL, 2007.

Marjorie C Minoux
MARJORIE C. MINOUX

Peggy C Alexander
PEGGY C. ALEXANDER
By: Marjorie C Minoux
MARJORIE C. MINOUX, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, MARJORIE C. MINOUX the within named bargainor(s), with whom I am personally acquainted or proved to be 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 this 16th day of April, 2007.

Commission expires: 2-10-08

Notary Public

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, MARJORIE C. MINOUX, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who acknowledged thatshe is the Attorney in Fact for PEGGY C. ALEXANDER and is authorized by PEGGY C. ALEXANDER to execute this instrument on her behalf.

Witness my hand and official seal this the 16th day of April, 2007.

My commission expires: 2-10-08

NOTARY PUBLIC

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008

Return to:

Property Title and
Escrow, Inc.
113 Hazel Path Suite 1
Hendersonville, TN 37075