PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
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W & I Ref:( dm) Title No: 48429
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 04/23/07 13:57 2 pgs
Fees:13.00 Taxes:1868.50
20070423-0048052

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Harrison F. Warner<br>Noelle W. Warner<br>4203 Sneed Road<br>Nashville, Tennessee 37215 | USAA Federal Savings Bank<br>10750 McDermott Freeway<br>San Antonio, Texas 78288 |

**TAX MAP-PARCEL NUMBERS:** 13004005600

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$505,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert M. Riley and spouse, Laura B. Riley**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Harrison F. Warner and spouse, Noelle W. Warner** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the southerly one-half of Lot No. 1 on the Plan of Bellemeade Annex Subdivision of record in Book 547, Page 66, Register's Office for said County.

SAID part of Lot No. 1 fronts 100 feet on the westerly margin of Sneed Avenue now known as Sneed Road and extends back between parallel lines 295 feet to a 5 foot reserved strip.

BEING the same property conveyed to Robert M. Riley and spouse, Laura B. Riley by deed dated August 22, 1991 from Lester H. Smith, Jr. and spouse, Kathryn W. Smith of record in Book 8426, Page 471 Register's Office for Davidson County, Tennessee.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2007, and subsequent years; All matters shown on the Plan of record in Book 547, Page 66, said Register's Office; An easement for construction of a trunk sanitary sewer of record in Book 3436, Page 546, said Register's Office.

**This is improved property, known as: 4203 Sneed Road, Nashville, Tennessee 37215**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 20th day of April, 2007.

Robert M. Riley

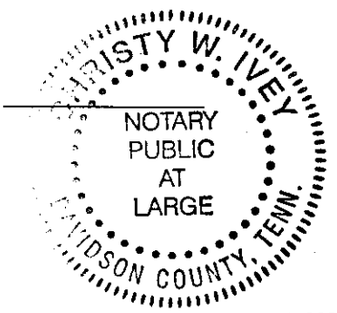
Laura B. Riley

**State of** TENNESSEE

**County of** DAVIDSON

On this 20th day of April, 2007 , before me the undersigned authority, personally appeared Robert M. Riley & Laura B. Riley , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____




Notary

**State of** TENNESSEE

**County of** DAVIDSON

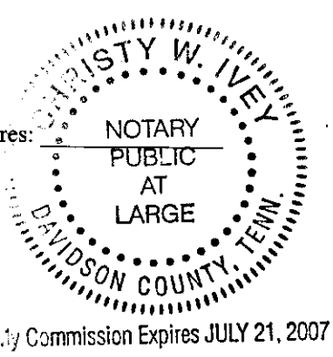
**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $505,000.00

Affiant

Sworn and subscribed before me this the 20th day of April, 2007

My Commission Expires: _____




Notary Public