(1)

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $115,000.00 .

x Earl Hilliard
Affiant

Subscribed and sworn to before me this 27th day of September, 2007.

Notary Public
My Commission Expires 04/22/09

LARRY N WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 10/08/07 12:04 2 pgs
Fees:13.00 Taxes:425.50
20071008-0119685

07-1361

Address of New Owner:	Send Tax Bills to:	Tax Information:
Earl Hilliard	USAA Federal Savings Bank	117-03-0-B
2601 Hillsboro Pike, Unit I-16	10750 McDermott Freeway	143.00CO
Nashville, TN 37212	San Antonio, Texas 78288	

WARRANTY DEED

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 **Michael A. Berkes, unmarried**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Earl Hilliard, an unmarried man**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit I-16 of the Villager Condominiums, a Condominium Apartment, as of record in Book 5200, Page 201, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael A. Berkes by deed from William H. Lightfoot and wife, Trudi P. Lightfoot, dated August 28, 2003, of record in Instrument No. 20030829-0126079, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **2601 Hillsboro Pike, Unit I-16, Nashville, TN 37212.**

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 27th day of September, 2007.

Michael A. Berkes

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 **Michael A. Berkes**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 27th day of September, 2007.

Notary Public

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 04/22/09

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds