Davidson County DEEDWARR
Recvd: 10/11/07 09:39 2 pgs
Fees:13.00 Taxes:606.43

20071011-0120830

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $163,900.00

Affiant

Subscribed and sworn to before me, this 5th day of October, 2007.

Notary Public
My commission expires: 06/23/20

JUDY J. LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

15-0709-151246

Address of New Owner:	Send Tax Bills to:	Tax Information
Irene Kurras	USA Funding Corp.	063-16-0-B-044.00
1613 Aaronwood Drive	17035 W. Wisconsin Ave., FTE135	
Old Hickory TN 37138	Brookfield, WI 53005	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Maria Bates**, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Irene Kurras**, a single woman, hereinafter called the Grantees, their successors 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. 135, on the Plan of Hampton Park (Formerly Chitwood Downs, a Planned Unit Development), of record in Book 6900, Pages 550, 551, and 552; Certificate of Correction of record in Book 7462, Page 445; and Amendment to change name of record in Book 8181, Page 112, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Maria Bates by Special Warranty Deed from Secretary of Veterans Affairs, an Officer of the United States of America, dated September 18, 2002, recorded October 3, 2002, of record in Instrument No. 20021003-0120716, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

The subject property is neither the principal residence of the Grantor nor his/her spouse or any dependent.

This property is improved property known as 1613 Aaronwood Drive, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 5th day of October, 2007.

Maria Bates by Eugene Haston AIF

Maria Bates, by Eugene Haston,
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public for said county and state, Eugene Haston, with whom I am personally acquainted or who proved his identity to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained and further acknowledged that he is the attorney in fact for Maria Bates, and that he is authorized by Maria Bates to execute this instrument on his behalf.

Notary Public

My commission expires: 06/23/2010

JUDY J. LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY