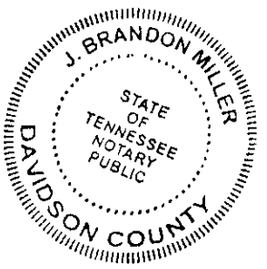
Davidson County DEEDWARR
Recvd: 12/31/07 12:13 2 pgs
Fees:13.00 Taxes:606.80
20071231-0149035

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $164,000.00.

Elizabeth B. Insogna
Affiant

Subscribed and sworn to before me, this the 7th day of December, 2007.

J. Brandon Miller
Notary Public

My commission expires: November 22, 2010

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Elizabeth B. Insogna Jonathan V. Insogna	USAA Federal Savings Bank	Map: 61-12
1300 Plymouth Avenue	10750 McDermott Freeway	Parcel: 104
Nashville, TN 37216	San Antonio, TX 78288	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ALLEN W. KENTON AND MARY BETH KENTON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELIZABETH B. INSOGNA AND JONATHAN V. INSOGNA, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 easterly 50 feet of Lot No. 13 on the Map showing Re-Subdivision of Lots 70, 73, 76, 77, 78, 79, 80, 81, 82, 83, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96 and 97, Eastdale Place, of record in Book 974, Page 22, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 50 feet on the southerly margin of Plymouth Avenue and extends back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Allen W. Kenton and wife, Mary Beth Kenton by deed from Outlaw & Brown, A Partnership of record in Book 9436, Page 780, in the Register's Office for Davidson County, Tennessee, dated July 29, 1994.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable, but not yet delinquent.

This is improved property known as 1300 Plymouth Avenue, Nashville, TN 37216.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of December, 2007.

Allen W. Kenton

Mary Beth Kenton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Allen W. Kenton and Mary Beth Kenton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of December, 2007.

Notary Public

My Commission Expires: November 22, 2010

