PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 01/16/08 13:12 3 pg
Fees:18.00 Taxes:1221.00
20080116-0004946

W & I Ref: (dm) Title No: 49103

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Richard Oths Lisa Oths 505 Leonard Ridge Court Nashville, TN 37221	USAA FEDERAL SAVINGS BANK 10750 MCDERMOTT FREEWAY SAN ANTONIO, TX 78288

TAX MAP-PARCEL NUMBERS: 155160A16500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$330,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joel W. Steelman and spouse, Julie A. Steelman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Richard Oths and spouse, Lisa Oths** 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 Lot No. 180 on the Plan of Traceside, Section Seven of record in Book 9700, page 423 Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Joel W. Steelman and wife, Julie A. Steelman by deed from Robert L. Baldwin and wife, Sandra N. Baldwin dated Sept. 24, 2001 and recorded on Sept. 27, 2001 of record in Doc. No. 20010927-0104791 Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Book 9700, Page 423, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 9435, page 493, Book 9677, page 675, By-Laws in Book 9668, page 899, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Julie A. Steelman by Joel Wayne Steelman pursuant to a Power of Attorney executed by her on the 17th day of October, 2007 of record in Instrument No. _____, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as: 505 Leonard Ridge Court, Nashville, Tennessee 37221

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 14th day of January, 2008 .

Joel W. Steelman

Julie A. Steelman by Joel W. Steelman, AIF

Joel W. Steelman

Julie A. Steelman By:Joel Wayne Steelman, Atty-in-Fact

State of TENNESSEE
County of DAVIDSON

On this 14th day of January, 2008, before me the undersigned authority, personally appeared **Joel W. Steelman** , 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: CHRISTY E. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

Notary

Notary Seal present,
but could not be reproduced.

State of TENNESSEE
County of DAVIDSON

Bill Garrett
Davidson County Register of Deeds

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $330,000.00

Affiant

Sworn and subscribed before me this 14th day of January, 2008

My Commission Expires: 5/24/09

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC DAPHNE D. BARNES

Notary Public

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 , **Joel Wayne Steelman** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Julie A. Steelman** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 14th day of January, 2008

Notary Public

My Commission Expires: My Commission Expires May 2, 2011

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY CHRISTY IVEY

EXHIBIT "A"
To
Warranty Deed

FROM: Joel W. Steelman and Julie A. Steelman

TO: Richard Oths and Lisa Oths

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Joel Wayne Steelman, Affiant

Sworn to and subscribed before me this 14th day of January, 2008

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY CHRISTY IVEY

My Commission Expires May 2, 2011