Davidson County DEEDWARR
Recvd: 07/11/08 13:54 2 pg
Fees:13.00 Taxes:1213.60

20080711-0071496

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $328,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF June, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/22/08

(AFFIX SEAL)

ADAM LAFEVOR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

B-KW-08-4049

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter L. Becket	USAA Federal Savings Bank	
4049 Outer Drive	(NAME) 10750 McDermott Freeway	
(ADDRESS) Nashville, TN 37204	(ADDRESS) San Antonio, TX 78288-0558	132-1-124.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CURTIS GRIEVE AND WIFE, PATRICIA T. GRIEVE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PETER L. BECKET, MARRIED AND ANDREW L. BECKET, [redacted] MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 58, AND THE EASTERLY PART OF LOT NO. 71 ON THE MAP OF ROLLING MEADOWS, OF RECORD IN BOOK 1424, PAGE 98 AND 99, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 58 IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF GREERLAND DRIVE, THE COMMON CORNER OF LOTS 58 AND 71 , THENCE NORTHWARDLY WITH THE DIVIDING LINE BETWEEN LOTS 58 AND 71, 179.4 FEET, THENCE WESTWARDLY WITH THE DIVIDING LINE BETWEEN LOTS 57 AND 58, 115 FEET TO THE WESTERLY MARGIN OF OUTER DRIVE; THENCE SOUTHWARDLY WITH THE WESTERLY MARGIN OF OUTER DRIVE 155 FEET TO A MONUMENT; THENCE TO THE RIGHT AND AROUND A CURVE HAVING A RADIUS OF 25 FEET, 39.3 FEET TO A CONCRETE MONUMENT IN THE NORTHERLY MARGIN OF GREERLAND DRIVE; THENCE WESTWARDLY 84.8 FEET TO A MONUMENT; THENCE 3.7 FEET TO THE POINT OF BEGINNING. SAID EASTERLY PART OF LOT NO. 71 IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF GREERLAND DRIVE 50 FEETWEST OF THE COMMON CORNER OF 58 AND 71; THENCE NORTHWARDLY 185 FEET MORE OR LESS TO A MONUMENT AND THE SAME BEING THE COMMON CORNER OF LOTS 73 AND 57 IN SAID SUBDIVISION; THENCE EASTWARDLY WITH THE DIVIDING LINE BETWEEN LOTS 71 AND 57, 80 FEET TO A POINT; THENCE SOUTHWARDLY WITH THE DIVIDING LINE BETWEEN LOTS 58 AND 71, 179.4 FEET TO THE NORTHERLY MARGIN OF GREERLAND DRIVE; THENCE WESTWARDLY WITH THE NORTHERLY MARGIN OF GREERLAND DRIVE 50 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CURTIS GRIEVE AND WIFE, PATRICIA T. GRIEVE BY WARRANTY DEED FROM RANDALL C. CHASE AND WIFE, ELIZABETH R. CHASE, RECORDED ON THE 4TH DAY OF DECEMBER, 2002 IN INSTRUMENT NO. 20021204-0149137, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 1424, PAGE(S) 98 AND 99; BOOK 6122, PAGE 343, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

THIS INSTRUMENT IS EXECUTED ON BEHALF OF CURTIS GRIEVE AND PATRICIA T. GRIEVE BY RUSSELL SMITH, PURSUANT TO THE POWER OF ATTORNEY EXECUTED BY THEM ON THE 18TH DAY OF JUNE 2008 OF RECORD IN INSTRUMENT NO. 20080711-0071495, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. RECORDED SIMULTANEOUSLY HEREWITH.

unimproved ( )

This is improved (X) property, known as 4049 Outer Drive, Nashville, Tennessee 37204

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 27th day of June, 2008.

Curtis Grieve by Russell Smith as Attorney in Fact

Curtis Grieve by Russell Smith, as Attorney-in-Fact

Patricia T Grieve by Russell Smith a Attorney in Fact

Patricia T. Grieve by Russell Smith, as Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 27th day of June, 2008, before me personally appeared RUSSELL SMITH to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Curtis Grieve and wife, Patricia T. Grieve and who acknowledged he/she/they executed the same as the free act and deed of the said Curtis Grieve and wife, Patricia T. Grieve.

Witness my hand and official seal, this the 27th day of June, 2008.

Notary Public

My Commission Expires: 11/22/08

ADAM LAFEVOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Ruby Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903