This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Thomas N. Jones, Atty.
339 Main Street, Suite 100
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/13/08 12:13 4 pgs
Fees:23.00 Taxes:562.40
20080813-0083352

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Sylvia F. Lewis **14 Mary Anton Court** **Nashville, TN 37211**	USAA Federal Savings ~~10750 Medermott Frwy~~ San Antonio, TX 78288	**148 14 0B 002.00**

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Richard N. Dooley and wife, Jamie K. Dooley,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Sylvia F. Lewis**, unmarried, hereinafter called the Grantee, her 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 Unit No. B on the Master Deed of Mary Anton 12, of record in Instrument No. 20060815-0100399, revising Lot 12 on the Plan of Anton Place of record in Plat Book 9700, page 376 and Surveyor's Certificate of Correction, of record in Book 10589, page 126, said Register's Office, to which plan reference is here made for a more complete and accurate legal description.

BEING a portion of the same property conveyed to Richard N. Dooley and wife, Jamie K. Dooley, by deed from The Amador Company, LLC, of record in Instrument No. 20060406-0039603, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. Subject to any and all building and zoning regulations of city, county and state.
2. 2008 county taxes are a lien, not yet due and payable.
3. Restrictive covenants of record in Instrument No. 20050310-0026902, and Book 10345, page 667, RODC, TN.

4. All matters appearing on plan of record in Plat Book 9700, page 376, corrected in Book 10589, page 126, said Register's Office.

5. Master Deed and Declaration of Covenants, Conditions and Restrictions for Mary Anton 12, including By-Laws, of record in Instrument No. 20060815-0100399, RODC, TN.

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, her heirs and assigns, forever;

AND WE COVENANT with the said Grantee 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 FURTHER covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her 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.

This improved property is known as:

14 Mary Anton Court, Nashville, TN 37211.

WITNESS OUR HANDS THIS 7th DAY OF AUGUST, 2008, IN FRANKLIN, TENNESSEE.

Richard N. Dooley

Jamie K. Dooley

19517.2008/MS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, Richard N. Dooley and wife, Jamie K. Dooley, the within named bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 7th day of August, 2008.

Notary Public

My Commission Expires: 1/20/09

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $152,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 11 day of August, 2008, in Franklin, Tennessee.

Notary Public

My Commission Expires: Jun 20, 2011

19517.2008/MS

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: June 20, 2011