PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

Davidson County DEEDWARR
Recvd: 08/18/08 13:35 2 pgs
Fees:13.00 Taxes:518.00
20080818-0084644

W & I Ref:(GJ) Title No: 49515
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Richard Lee Sayers Joy Sayers 5469 Village Way Nashville, Tennessee 37211	**USAA Federal Savings Bank** **P.O. Box 205** **Waterloo, IA 50704-0205**

TAX MAP-PARCEL NUMBERS: 161100A08800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$140,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mark J. Jacobs and spouse, Julie Rae Jacobs**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Richard Sayers and spouse, Joy Sayers** 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. 12 on the Plan of Phase One Villages of Brentwood of record in Book 5200, page 613 amended in Book 6293, page 365, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark J. Jacobs, a single person by Warranty Deed from Mary Ann Clouse, a single person dated August 15, 1997 and recorded on August 20, 1997 of record in Book 10575, page 439, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated July 31, 2006, and recorded on August 4, 2006 of record in Doc. No. 20060804-0095873, said Register's Office subject property was conveyed to Mark J. Jacobs and wife, Julie Rae Jacobs.

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 Plat Book 5200, Page 613 as amended in Book 6293, page 365, said Register's Office, which Plan shows a 20 foot minimum building setback line from Village Way, and a 10 foot easement for public utility purposes along the rear line(s) of said lot and a 5 foot minimum side yard along each side line, a mended to 6 feet along the easterly line and a 2.5 x 25 foot utility anchor easement located on the northwesterly front corners of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 6143, page 11 amended in Book 6398, page 495, Book 6852, page 497, Book 7207, page 251, Book 8507, page 831, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 5469 Village Way, Nashville, Tennessee 37211

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 8th day of August, 2008.

Mark J. Jacobs

Julie Rae Jacobs

State of ~~TENNESSEE~~ Kansas
County of ~~DAVIDSON~~ Johnson

On this 8th day of August, 2008 , before me the undersigned authority, personally appeared Mark J. Jacobs and Julie Rae Jacobs , 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: 1/27/2010

Notary

REGINA FEHR
Notary Public - State of Kansas
My Appt. Expires 1/27/2010

State of ~~TENNESSEE~~ Kansas
County of ~~DAVIDSON~~ Johnson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $140,000.00

Affiant

Julie Rae Jacobs

Sworn and subscribed before me this the 11th day of August, 2008

My Commission Expires: 1/27/2010

Notary Public

REGINA FEHR
Notary Public - State of Kansas
My Appt. Expires 1/27/2010