6

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37209	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 275,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF APRIL, 2009. Notary Public MY COMMISSION EXPIRES: 11/22/2010 (AFFIX SEAL)

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joan C. McCuen	**USAA Federak Savings Bank**	MAP 103-8
4011 Colorado Avenue	**10750 McDermott Fwy**	PARCEL 8
Nashville, TN 37209	**San Antonio, TX 78288**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Weslee Washington, joined by his spouse, Patricia M. Washington**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joan C. McCuen**

HEREINAFTER CALLED THE GRANTEES, 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 westerly 75 feet of Lot number 19 on the Plan of West End Annex, as of record in Book 332, page 61, Register's Office for Davidson County, Tennessee.

Said part of Lot number 19 fronts 75 feet on the southerly side of Colorado Avenue, formerly 9th Street, and runs back between parallel lines, 164 feet to an alley.

Being the same property conveyed to Weslee Washington by deed recorded as instrument number 20020621-00750345, said Register's Office. Patricia M. Washington, the spouse of Weslee Washington, joins in this conveyance.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is (X) IMPROVED property known as **4011 Colorado Avenue, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this the 7th day of April, 2009.

Weslee Washington by Cindy Lockhart, his attorney-in-fact
Weslee Washington by Cindy Lockhart, Attorney-in-Fact

Patricia M. Washington by Cindy Lockhart, her attorney-in-fact
Patricia M. Washington by Cindy Lockhart, Attorney-in-Fact

BILL GARRETT, Davidson County
Trans: T20090024381 DEEDWARR
Recvd: 04/14/09 09:30 2 pgs
Fees: 13.00 Taxes: 1017.50
20090414-0033479

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 **Cindy Lockhart** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Patricia M. Washington and Weslee Washington**, as their Attorney in Fact, as the free act and deed of the within named **Weslee Washington and Patricia M. Washington**.

Witness my hand and official seal this the 7th day of April, 2009.

My Commission expires 1-9-12

Notary Public

