THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***199,900.00.

Affiant

BILL GARRETT, Davidson County
Trans:T20090041646 DEEDWARR
Recvd: 06/22/09 16:04 2 pgs
Fees:13.00 Taxes:739.63
20090622-0058146

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me this 19 day of June, 2009.

Notary Public

My Commission Expires: 9-30-09

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Melanie Strang 513 N. 17th Street Nashville, Tennessee 37206	USAA Federal Savings Bank 10750 McDermott Freeway San Antonio, Texas 78288	MAP 083-06-0 PARCEL 366.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety Nine Thousand Nine Hundred and 00/100 Dollars ($***199,900.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Dennis Flavin and wife, Lisa Flavin, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Melanie Strang, unmarried, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the southwest part of Lot No. 5 on the Plan of W. L. Horn's Spout Spring Addition, of record in Book 57, page 106, Register's Office for Davidson County, Tennessee, described according to a survey made by W. B. Southgate, January 8, 1927, as follows:

BEGINNING on the easterly margin of North 17th Street, formerly Hughes Street, at the northwest corner of Lot No. 6 on said plan being 305.0 feet south of the southerly margin of Eastland Avenue, and running thence with the line between Lots 5 and 6, eastwardly 111.0 feet; thence northwardly and parallel with North 17th Street, 45.0 feet; thence westwardly 111.0 feet to the easterly margin of said Street; thence with the easterly margin of said Street, southwardly 45.0 feet to the beginning.

BEING the same property conveyed to Dennis Flavin and wife, Lisa Flavin, by Warranty Deed dated July 20, 2007, from Meadowmere, LLC, a Tennessee limited liability company, of record as Instrument No. 20070724-0087780 in the Register's Office for Davidson County, Tennessee, as corrected by Scrivener's Affidavit dated October 30, 2007, of record as Instrument Number 20071031-0128282 in the said Register's Office.

This is improved property known as 513 N. 17th Street, Nashville, Tennessee 37206

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.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of W.L. Horn's Spout Spring Addition of record in Book 57, page 106, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF we have hereunto set our hands on this the 19 day of June, 2009.

Dennis Flavin

Lisa Flavin

By: Dennis Flavin
Attorney in Fact

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 Dennis Flavin, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 19 day of June, 2009.

Notary Public

My Commission Expires: 9-30-09

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Dennis Flavin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Lisa Flavin and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of Lisa Flavin.

WITNESS my hand and official seal this 19 day of June, 2009.

Notary Public

My Commission Expires: 9-30-09

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY