Return to:
File Box 9B
First Title and Escrow Co., Inc.
#28730

BILL GARRETT, Davidson County
Trans:T20090044625 DEEDWARR
Recvd: 07/02/09 13:52 2 pgs
Fees:13.00 Taxes:355.20
20090702-0061913

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $96,000.00

Affiant

Subscribed and sworn to before me, this 30th day of June, 2009.

Notary Public
My commission expires:

MARY ESTHER CHAMPION
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My commission expires NOV 11 2009

05-0906-64654

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
E. McKee 3208 Trails End Lane Nashville TN 37214	USAA Federal Savings Bank 10750 McDermott Freeway San Antonio, TX 78288	108-08-0 084.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Carla L. Pelizzari and husband, Brandon K. Pelizzari, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to E. McKee, hereinafter called the Grantees, their successors 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 Lot No. 242A, on the Plan of Zone Lot Division Lot Nos. 241, 242, and 243, Section 2, Larchwood, of record in Book 5200, Pages 207 and 208, as amended in Book 5800, Page 195, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carla L. Pelizzari and husband, Brandon K. Pelizzari by deed from Patricia L. Summerville, unmarried, dated September 22, 2004, recorded September 23, 2004, of record in Instrument No. 20040923-0114733, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3208 Trails End Lane, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 30th day of June, 2009.

Carla L. Pelizzari

Brandon K. Pelizzari

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Carla L. Pelizzari and Brandon K. Pelizzari, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 30th day of June, 2009.

State of Tennessee at Large

My Commission expires 5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY