WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,664.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF September, 2009.

Notary Public

MY COMMISSION EXPIRES: 3-20-10
(AFFIX SEAL)

P-KW-09-3109

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stewart Lee Dease	USAA FEDERAL SAVINGS BANK	
3109 Priest Woods Drive	(NAME) 10750 McDermott Freeway	
(ADDRESS) Nashville, TN 37214-4315	(ADDRESS) San Antonio, TX 78288	10816010300
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DANIELLE DUBETZ, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STEWART LEE DEASE, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Lot Number 6A on the Plan of Zone Lot Division of Lots 6, 75-78 of Section 4, Lakeview Hills Subdivision, of record in Plat Book 6250, Page 533, amending Plat Book 5200, Page 642, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to TRACEY Y. PHILIPPE AND RENEL M. PHILIPPE, WIFE AND HUSBAND by deed from IRENE M. BRADLEY AND HUSBAND, CHARLES D. BRADLEY of record in Instrument 20070111000494l on 01/10/2007 and filed for record on 01/11/2007, Register's Office for DAVIDSON County.
Being the same property conveyed to DANIELLE DUBETZ by deed from SHAPIRO & KIRSCH, LLP, AS SUBSTITUTE TRUSTEE of record in Instrument 200907060062986 on 06/18/2009 and filed for record on 07/06/2009, Register's Office for DAVIDSON County.

unimproved ( )
This is improved (X) property, known as 3109 PRIEST WOODS DRIVE, NASHVILLE, Tennessee 37214-4315
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 29th day of September, 2009.

Danielle Dubetz

BILL GARRETT, Davidson County
Trans: T20090068456 DEEDWARR
Recvd: 10/07/09 09:49 2 pgs
Fees: 13.00 Taxes: 342.86

20091007-0093321

STATE OF Tennessee
COUNTY OF DAVIDSON

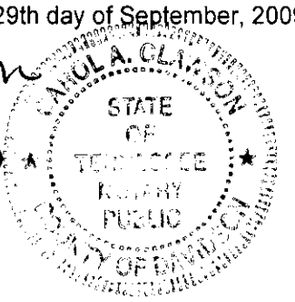
On this the 29th day of September, 2009, before me personally appeared Danielle Dubetz, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th day of September, 2009.

Carol A. Clawson
Notary Public

My Commission Expires: 3-20-10

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959