**Return to: Box 10-B
Cohen & Cohen

Warranty Deed

BILL GARRETT, Davidson County
Trans:T20100003562 DEEDWARR
Recvd: 01/19/10 15:46 2 pgs
Fees:13.00 Taxes:628.63
20100119-0004517

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $169,900.00.

Deborah J. Cohen
Affiant

Subscribed and sworn to before me, this the 15th day of January, 2010.

Lee A Cohen
Notary Public

My commission expires: 8/23/2011

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Lydia Grace Graves Eric F. Graves	USAA Federal Savings Bank	Map: 41
4136 Brick Church Pike	10750 McDermott Freeway	Parcel: 32
Whites Creek, TN 37189	San Antonio, TX 78288	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MATTHEW J. BARBER AND ESTERA BARBER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LYDIA GRACE GRAVES AND ERIC F. GRAVES, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 10th, formerly the 22nd, Civil District of Davidson County, Tennessee, being part of Lot No. 5 in the Division of the Thomas J. Shaw Lands, of record in Minute Book Q, Page 470, County Court for said County, and described according to a survey made September 11, 1954, by J. E. Maddux, Surveyor:

Beginning at a point in the southwesterly margin of Brick Church Pike on the line between Lots Nos. 5 and 6, and running thence 496.7 feet due south to a point; thence north 88 degrees west 682.5 feet to a point; thence north 1-1/2 degrees east 447.2 feet to a point; thence south 69 degrees east 142 feet; thence north 38 degrees east 386.1 feet to the southwesterly margin of Brick Church Pike; thence along the said margin of Brick Church Pike south 52 degrees east 402.3 feet to the beginning.

INCLUDED in the above description, but specifically EXCLUDED therefrom is a portion of the premises conveyed to James E. Speight, Jr., and wife, Brenda S. Speight, of record in Book 4236, Page 332, Register's Office for Davidson County, Tennessee, as corrected by deeds of correction, of record in Book 4351, Page 99 and Book 4545, Page 868, said Register's Office, said portion being described as follows:

Land in the 10th, formerly the 22nd, Civil District of Davidson County, Tennessee, being part of Lot No. 5 in the Division of the Thomas J. Shaw Lands, of record in Minute Book Q, Page 470, County Court for said County, and described partly according to a survey made September 11, 1954, by J. E. Maddux, Surveyor, as follows:

Beginning at a point in the southwesterly margin of Brick Church Pike on the line between lots Nos. 5 and 6, and running thence 496.7 feet due south to a point; thence north 88 degrees west 370 feet along the fence bounding the J. A. Bozeman, Jr. land to

an iron pin in the fence line; thence north 23 degrees 00' east 602.3 feet along a line bounding the James E. Speight property to an iron pin on the southerly right-of-way line of Brick Church Pike; thence along the southerly right-of-way line and with a curvature to Brick Church Pike in an easterly direction 140 feet to an iron pin, the point of beginning.

This conveyance is made subject to an easement for right-of-way covering 30 feet on each side of the center line of Brick Church Pike, of record in Book 1853, Page 198, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Matthew J. Barber and wife, Estera Barber, by deed from Joyce P. Miles of record in Instrument Number 20061120-0143814, Register's Office for Davidson County, Tennessee, dated November 17, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 4136 Brick Church Pike, Whites Creek, TN 37189.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of January, 2010.

Matthew J. Barber

Estera Barber

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Matthew J. Barber and Estera Barber, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of January, 2010.

Notary Public

My Commission Expires: 11-22-10

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY