RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 107
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20100018815 DEEDWARR
Recvd: 03/31/10 13:23 2 pgs
Fees:13.00 Taxes:558.70
20100331-0024068

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $151,000.00

Affiant

Subscribed and sworn to before me, this 26th day of March, 2010.

Notary Public
My commission expires: 8.20.13

07-1003-84177

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Thomas N. Appel	USAA Federal Savings Bank	120-09-0-009.00
510 McDonald Drive	10750 McDermott Freeway	
Nashville TN 37217	San Antonio, TX 78288	

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, **Abraham W. Smith, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Thomas N. Appel and wife, Joanna C. Appel**, 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. 413, on the Plan of Glengarry Park, Section 4, of record in Book 2900, Page 72, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Abraham W. Smith by deed from Sandra Camille Reasonover and Rita Lee Wright and Debra Aline Parsley, heirs of Charles Lee Ross, dated October 27, 2005, recorded November 2, 2005, of record in Instrument No. 20051102-0132305, 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 510 McDonald Drive, Nashville, TN 37217

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 26th day of March, 2010.

Abraham W. Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand in Franklin, TN, this 25th day of March, 2010.

Deborah K. Devine
State of Tennessee at Large

My Commission expires 11/07/12

