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

Warranty Deed

BILL GARRETT, Davidson County
Trans:T20100034731 DEEDWARR
Recvd: 06/08/10 10:02 2 pgs
Fees:13.00 Taxes:906.50
20100608-0044351

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $245,000.00.

Affiant

Subscribed and sworn to before me, this the 4th day of June, 2010.

Notary Public

My commission expires: 8.20.13

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:
Stephen M. Humphrey Abigail N. Humphrey	USAA Federal Savings Bank	Map: 82-016
617 Boscobel Street	10750 McDermott Fwy	Parcel: 317
Nashville, TN 37206	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, **ALFRED A. MANSOUR, III AND WIFE, DANIELLE MANSOUR**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN M. HUMPHREY AND WIFE, ABIGAIL N. HUMPHREY**, 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 Davidson County, Tennessee, being Lot No. 22 on the Plan of J.S. Williams Addition to Edgefield of record in Plat Book 21, Page 45, in the 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 Alfred A. Mansour, III and wife, Danielle Mansour, by Deed from Benjamin Floor and wife, Linda Floor of record as Instrument No. 20050405-0036718, in the Register's Office for Davidson County, Tennessee, dated March 18, 2005.

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 617 Boscobel Street, Nashville, TN 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(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 4th day of June, 2010.

Alfred A. Mansour, III, by Danielle Mansour as attorney-in-fact

Alfred A. Mansour, III, by Danielle Mansour as Attorney-in-Fact

Danielle Mansour

Danielle Mansour

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 Danielle Mansour, 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 4th day of June, 2010.

J. Brandon Miller

Notary Public

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11-22-10

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of June, 2010, before me personally appeared Danielle Mansour, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Alfred A. Mansour, III, as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Alfred A. Mansour, III.

Witness my hand and seal this 4th day of June, 2010.

J. Brandon Miller

Notary Public

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11-22-10