03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $102,000.00

Rachelle Caudill
Affiant

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

Subscribed and sworn to before me, this 9th day of March, 2011.

Diane K Mann
Notary Public
My commission expires: 02/11/13

03-1102-36930

Address of New Owner:	Send Tax Bills to:	Tax Information
Melissa Ann Jones	USAA Federal Savings Bank	061-16-0-008.00
1217 McAlpine Avenue	10750 McDermott Freeway	
Nashville TN 37216	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, Robert C. Hoar and wife, Pamela P. Hoar, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Melissa Ann Jones, 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:

SEE ATTACHED EXHIBIT "A":

Being the same property conveyed to Robert C. Hoar and wife, Pamela P. Hoar by deed from The 1217 McAlpine Avenue Trust, First Jordan, LLC, as Trustee, dated October 28, 2009, recorded November 2, 2009 in Instrument No. 20091102-0101007, 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 1217 McAlpine Avenue, Nashville, TN 37216

BILL GARRETT, Davidson County
Trans:T20110015211 DEEDWARR
Recvd: 03/14/11 15:17 3 pgs
Fees:18.00 Taxes:377.40
20110314-0020267

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 9th day of March, 2011.

Robert C. Hoar

Pamela P Hoar by RCH atty in fact

Pamela P. Hoar, by Robert C. Hoar, her attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert C. Hoar, 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 Nashville, TN, this 9th day of March, 2011.

Notary Public
State of Tennessee at Large

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires: 1/19/14

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert C. Hoar, 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 and who further acknowledged that he is the attorney in fact for Pamela P. Hoar and that he is authorized by Pamela P. Hoar to execute this instrument on her behalf.

Witness my hand in Nashville, TN, this 9th day of March, 2011.

Notary Public
State of Tennessee at Large

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires:
1/19/14

EXHIBIT "A"

LAND LOCATED IN THE 8TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE ON THE NORTHERLY MARGIN OF McALPINE AVENUE, 714.2 FEET WEST OF KENNEDY AVENUE, SAID LAND BEING LOT 3, MAP OF CHAPPELL'S SUBDIVISION OF LOT'S 21,23,25,27,29,31,33,35 & 37, MONTE VISTA OF RECORD IN BOOK 1130, PAGE 11, REGISTERS OFFICE, DAVIDSON COUNTY, TENNESSEE AND PART OF LOTS 23 & 25, MONTE VISTA OF RECORD IN BOOK 421, PAGE 143 R.O.D.C., TN. DESCRIBED TOGETHER ACCORDING TO A BOUNDARY SURVEY DATED 3-4-11 BY CAMPBELL, McRAE & ASSOCIATES, SURVEYING, INC. (JOHN HOOD TN. R.L.S.#1838) AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) ON THE NORTHERLY MARGIN OF McALPINE AVENUE, (50 FOOT WIDE R.O.W.) SAID ROD BEING THE SOUTHEAST CORNER OF LOT 2, MAP OF CHAPPELL'S SUBDIVISION OF LOT'S 21,23,25,27,29,31,33,35 & 37, MONTE VISTA OF RECORD IN BOOK 1130, PAGE 11, OWNED BY RUTH L. FEW (BOOK 8938, PAGE 64 R.O.D.C., TN.) AND THE SOUTHWEST CORNER OF LOT 3 OF SAID CHAPPELL'S SUBDIVISION WHICH IS LOCATED S 62°00'00" E 55.00 FEET FROM A CONCRETE MONUMENT (OLD) AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE LEAVING SAID McALPINE AVENUE WITH SAID FEW AND THE COMMON LINE BETWEEN SAID LOT'S 2 & 3
N 28°00'00" E , PASSING THE COMMON REAR CORNER OF SAID LOT'S 2 & 3, FEW'S NORTHEAST CORNER, AND CONTINUING WITH THE PROLONGATION OF SAID COMMON LINE, SEVERING LOT 23 MONTE VISTA (BOOK 421, PAGE 143 R.O.D.C., TN.) ALONG THE EASTERLY LINE OF THE JAMES TURNER & KIM HARRIS LAND (BOOK 10818, PAGE 995 R.O.D.C., TN.) FOR A TOTAL DISTANCE OF 362.00 FEET TO AN IRON ROD (NEW) IN THE SOUTHERLY LINE OF PART OF LOT 32, SUBDIVISION OF A PART OF THE GREENFIELD TRACT (BOOK 421, PAGE 40 R.O.D.C., TN.) OWNED BY CECIL GILBERT (BOOK 4782, PAGE 657 R.O.D.C., TN.); THENCE WITH SAID GILBERT
S 62°00'00" E , PASSING THE ORIGINAL COMMON REAR CORNER OF LOT'S 23 & 25 OF SAID MOTE VISTA AND THE ORIGINAL REAR CORNER OF LOT'S 32 & 34 OF SAID GREENFIELD TRACT FOR A TOTAL DISTANCE OF 55.00 FEET TO AN IRON ROD (NEW) AT THE NORTHWEST CORNER OF THE BETTY G. LOAFMAN LAND; THENCE WITH SAID LOAFMAN, ALONG A PROLONGATION OF THE LINE BETWEEN LOT 3 & 4 OF SAID CHAPPEL'S SUBDIVISION, SEVERING SAID LOT 25, MONTE VISTA
S 28°00'00" W, PASSING THE ORIGINAL COMMON REAR CORNER OF LOT'S 3 & 4 OF SAID CHAPPELL'S SUBDIVISION FOR A TOTAL DISTANCE OF 362.00 FEET TO AN IRON ROD (NEW) ON THE NORTHERLY MARGIN OF SAID McALPINE AVENUE AT THE COMMON FRONT CORNER OF SAID LOT'S 3 & 4; THENCE WITH SAID NORTHERLY MARGIN
N 62°00'00" W 55.00 FEET TO THE POINT OF BEGINNING THE DESCRIBED TRACT CONTAINING 0.46 ACRES MORE OR LESS.