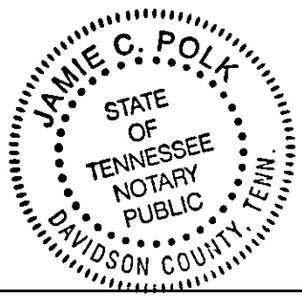
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,500.00

Caleb Sanders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of December, 2012.

Notary Public:

MY COMMISSION EXPIRES: 5/5/15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Caleb Sanders	USAA Federal Savings Bank	Parcel ID:
1205 Strawberry Cv.	10750 McDermott Freeway	1080801700
Nashville, TN 37207	San Antonio, TX 78288	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Marion E. Gailey, Jr. and wife, Wanda Kay Gailey

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Caleb Sanders , unmarried
hereinafter called the GRANTEES, 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 the southerly part of Lot 69 as shown on the zone lot division of Lots 22 thru 28 and 68 thru 73, East Lake Subdivision as of record in Book 5800, Page 151, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Marion E. Gailey, Jr. and Wanda Kay Gailey by deed from Robert Wayne Gailey and Christina M. Gailey, of record in Instrument 20050610-0066653, dated June 1, 2005, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6005, Page 147 and Book 5761, Page 355, Register's Office for said County.

This conveyance is made subject to: (1) taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 5800, Page 151, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3155 E. Lake Dr., Nashville, TN 37214

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 our hands this 19th day of December, 2012.

Marion E. Gailey, Jr.

Wanda Kay Gailey

BILL GARRETT, Davidson County
Trans: T20120097434 DEEDWARR
Recvd: 12/20/12 11:03 2 pgs
Fees: 13.00 Taxes: 234.95

20121220-0117414

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marion E. Gailey, Jr. and Wanda Kay Gailey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of December, 2012.

My Commission Expires: 5/9/15

Notary Public

