THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 250,000.00

Affiant

Subscribed and sworn to before me, this 27th day of June, 2002

Notary Public

My Commission Expires: 10-1-2005

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
STEPHEN A. DEPPEN 2606 Oakland Avenue Nashville, Tennessee 37212	NATIONAL BANK OF COMMERCE 115 29th Avenue, South Nashville, Tennessee 37212	MAP 117-4 PARCEL 97

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIFTY THOUSAND AND NO/100---------- ($ 250,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, DAVID I. McWHIRTER and wife, DONNA J. McWHIRTER hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto STEPHEN A. DEPPEN AND WIFE, VONDA J. HUNTER 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:

BEING the southerly 25.0 feet of Lot No. 192 and the northerly 25.0 feet of Lot No. 193 on the Belmont Land Company Plan of Lots called "Belmont Heights" as of record in Plat Book 421, page 34, Register's Office for Davidson County, Tennessee.

SAID parts of said Lot Nos. 192 and 193 front together 50.0 feet on the easterly side of Oakland Street and extend back between parallel lines 175.0 feet to an alley.

BEING the same property conveyed to David I. McWhirter and wife, Donna J. McWhirter, by deed from Francis M. Wells and wife, Ann H. Wells, of record in Book 5110, page 73, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 07/09/02 11:44 2pgs
Fees:13.00 Taxes:925.00
20020709-0082353

This is improved property known as 2606 Oakland Avenue, Nashville, Tennessee 37212

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.

GRANTORs COVENANT___ with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Belmont Land Company's Plan called "Belmont Heights" of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT___ and bind___ themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 27th day of June, 2002.

DAVID I. McWHIRTER

DONNA J. McWHIRTER

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 DAVID I. McWHIRTER and wife, DONNA J. McWHIRTER, the bargainor s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of June, 2002.

My Commission Expires: October 12, 2005

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____

Notary Public