File #200350805

Davidson County DEEDWARR
Recvd: 10/16/03 10:11 2pgs
Fees:13.00 Taxes:394.05

20031016-0153301

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,500.00.

Brandon C. Peters
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of October, 2003.

Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon C. Peters and Deidre S. Peters	New South Federal Savings Bank	Map 74-08
(NAME) 7032 Bonnavent Drive	(NAME) 210 Automation Way	Parcel 057.00
(ADDRESS) Hermitage TN 37076	(ADDRESS) Birmingham, AL 35210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **WILLIAM B. DEFELICE, UNMARRIED** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **BRANDON C. PETERS AND WIFE, DEIDRE S. PETERS**, 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 all of Lot No. 772, on the Plan of Section Seven, Hermitage Hills, as shown by plat appearing of record in Plat Book 3300, Pages 62 and 63, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to William B. DeFelice and wife, Grace D. DeFelice by Warranty Deed dated March 11, 1964 of record in Book 3703, Page 321, Register's Office for Davidson County, Tennessee. The said Grace D. DeFelice died on August 7, 2003 leaving William B. DeFelice as the sole owner of the property as the surviving tenant by the entirety.

This conveyance is subject to the following: Subject to all matters shown on the plan of record in Plat Book 3300, Pages 62 and 63 in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 7032 Bonnavent Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 15th day of October, 2003.

William B. DeFelice

STATE OF Tennessee

COUNTY OF Davidson

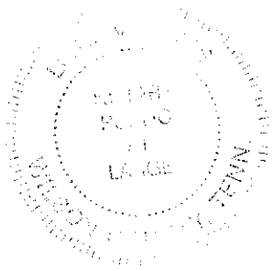
Before me, the undersigned Notary Public, personally appeared William B. DeFelice who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of October, 2003.

Notary Public

My Commission Expires: 7-23-05

(SEAL)



Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076