This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

ADDRESS NEW OWNER:
Jose G. Sanchez
1276 School Lane
Nashville, Tennessee 37217

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:

MAP	120
GROUP	10
PARCEL	58

Davidson County DEEDWARR
Recvd: 12/04/03 13:58 2pgs
Fees:13.00 Taxes:444.00
20031204-0174674

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Peggy D. DePriest and Jerry W. Depriest** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Jose G. Sanchez**, hereinafter called the "GRANTEE", his 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. 73 on the Plan of Seven Oaks, Section No. 4, of record in Plat Book 2133, page 105, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Andy H. DePriest and wife, Emmaline W. Depriest by deed from Leroy Preston and wife, Lou Ella Preston of record in Book 2696, page 227, Register's Office for Davidson County, Tennessee. Andy H. DePriest predeceased Emmaline W. Depriest on May 18,1980. Emmaline W. Depriest died on June 6, 2003, leaving her sole heirs Peggy D. DePriest and Jerry W. DePriest.

The spouses of Jerry W. DePriest and Peggy D. DePriest join in this conveyance to convey any right, title, and interest they may have in the property, marital or otherwise.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2003 and subsequent years.

This is improved property known as 1276 School Lane, Nashville, Tennessee 37217.

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", its successors and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and its successors and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the 26th day of November, 2003.

Peggy D. DePriest

Jerry D. DePriest

Stephen Mallett

Susan DePriest

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Peggy D. DePriest, Jerry D. DePriest, Stephen Mallet, and Susan DePriest, the bargainors**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 26th day of November, 2003.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND, TN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 5/29/05

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $120,000.00.

X
AFFIANT

Subscribed and sworn to before me on this 26th day of November, 2003.

NOTARY PUBLIC

My Commission Expires:

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires MAR. 27, 2005