Realty Title #12648-A

Please Return To:
Realty Title & Escrow Company, Inc.
808 North Mt. Juliet Road
Mt. Juliet, TN 37122

This Instrument Prepared By:
FLYNN & RADFORD, ATTYS., P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
1030243

Davidson County DEEDWARR
Recvd: 12/31/03 10:33 2pgs
Fees:13.00 Taxes:388.50
20031231-0184596

Send Tax Bills To:
National Bank of Commerce
P.O.Box 30046
Durham, NC 27702-3046

New Owner is: Michael D. DePasquale
3317 Country Way Road
Antioch, TN. 37013

MAP: 150-03
PARCEL: 96.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Gary Scott Trigg and wife, Camille Lynn Trigg**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Michael A. DePasquale** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 86, on the Plan of The Country, Section 3, of record in Book 5200, Page 44, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Gary Scott Trigg and wife, Camile Lynn Trigg by Warranty Deed from Dale W. Latta and wife, Bonita S. Latta dated December 30, 1992 and recorded January 6, 1993, in Book 8834, page 183, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Property Address: 3317 Country Way Rd. Antioch, TN. 37013

Grantor and Grantees acknowledge that the foregoing description will be revised by survey and that a Deed of Corrections may, thereafter, be recorded at the option of the Grantee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 29th day of December, 2003.

GRANTOR:

Gary Scott Trigg

Camille Lynn Trigg

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Gary Scott Trigg and wife, Camille Lynn Trigg**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 29th day of December, 2003.

LAURA WEHBY DUKE NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE MY COMMISSION EXPIRES 4-8-2007

Notary Public

My Commission Expires: 4-8-2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $105,000.00.

Affiant

SWORN TO and subscribed before me this 29th day of December 2003.

NOTARY PUBLIC

My commission expires:

LAURA WEHBY DUKE NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE MY COMMISSION EXPIRES 4-8-2007