Box 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/03/04 13:21 2pgs
Fees:13.00 Taxes:425.13

20040203-0013058

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 114,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF January, 2004

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/26/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith M. Parrack (NAME)	Bank of America (NAME)	MAP 83-15
2803 Hody Drive (ADDRESS)	200 S. College Street (ADDRESS)	PARCEL 155
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Charlotte, NC 28256-0001 (CITY) (STATE) (ZIP)	

FOR AND 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, Max Leeth DePriest and wife, Peggy Deasy DePriest, Trustees U/A/D June 22, 1999, of the DePriest Joint Revocable Living Trust Agreement HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Keith M. Parrack and wife, Nichole W. Parrack

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:

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

Being Lot No. 174 on the Plan of Fortland Park, Section I, as of record in Book 2663, page 61, Register's Office for said County.

Said Lot No. 174 fronts 80 feet on the easterly side of Hody Drive and extends back between lines, 155 feet on the northerly line and 158 feet on the southerly line, to a dead line measuring 70.2 feet thereon.

Being the same property conveyed to Max Leeth DePriest and Peggy Deasy DePriest, Trustees, U/A/D June 22, 1999, of the DePriest Joint Revocable Living Trust Agreement, by deed dated 6/22/99 from Max L. DePriest and wife, Peggy D. Depriest of record in Book 11546, page 183, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 1788, page 445; Book 2753, page 612 and Book 2799, page 43, said Register's Office.

Subject to all matters shown on the plan of record in Book 2663, page 61, said Register's Office.

Taxes for the year 2004 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 2803 Hody Drive, Nashville, TN 37206
(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 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 hand s this 30th day of January, 2004

Max Leeth DePriest, Trustee
Max Leeth DePriest, Trustee

Peggy Deasy DePriest, Trustee
Peggy Deasy DePriest, Trustee

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 Max Leeth DePriest and wife, Peggy Deasy DePriest, Trustees

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 at Nashville, Tennessee, this 30th day of January, 2004.

Commission expires 11/26/05

Laura A. Bradley
Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED