Davidson County DEEDWARR
Recvd: 01/06/05 10:43 2 pgs
Fees:13.00 Taxes:1073.00

20050106-0002175

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $290,000.00

Deborah L Cable
Affiant

Subscribed and sworn to before me, this 29th day of December, 2004.

Linda J. Norvell
Notary Public
My commission expires:

LINDA J. NORVELL NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN

02-0412-43620

Address of New Owner:	Send Tax Bills to:	Tax Information
Gwyn Elizabeth Walters	SouthTrust Mortgage Corporation	142-15-0-E-014.00CO
7049 Wild Iris Drive	210 Wildwood Parkway, Ste 100	
Nashville TN 37221	Birmingham, AL 35209	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, John Alston McPeak and wife, Laurie Stubblefield McPeak, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Gwyn Elizabeth Walters, unmarried, hereinafter called the Grantees, their successors 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. 14 on the Plan of Wildflower Place of record in Book 9700, Page 444, Register's Office for said county, to which reference is hereby made for a more particular description.

BEING the same property conveyed to John Alston McPeak and wife, Laurie Stubblefield McPeak by deed dated 11/30/98 of record in Book 11231, Page 646, Register's Office for Davidson County, Tennessee.

SUBJECT TO any and all restrictions, conditions, easements, setback lines, plat of record and encumbrances of record in the Register's Office for said County.

This property is improved property known as 7049 Wild Iris Drive, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 29th day of December, 2004.

John Alston McPeak

Laurie Stubblefield McPeak

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John Alston McPeak and Laurie Stubblefield McPeak, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 29th day of December, 2004.

Notary Public

My Commission expires 9/11/05