STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,900.00

Amy Rochford
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 24th day of January, 2005.

John Cobb Rochford
Notary Public

My Commission Expires: 1/27/07

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 01/25/05 11:05 2 pgs
Fees:13.00 Taxes:1165.13
20050125-0009008

ADDRESS NEW OWNER(S) AS FOLLOWS:
Edward M. Deprez and Karla Desprez
825 Kirkwood Avenue
Nashville, Tennessee 37204

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
118-02-0-172.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **S. Rickly Christian, married,*** hereinafter referred to as Grantors, hereby transfers and conveys to **Edward M. Desprez and Karla Desprez, husband and wife,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Williamson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being the westerly 91.5 feet of the northerly one-half of Lot No. 33 on the Map showing the subdivision of part of the Vaulx Land, made July 1, 1921, by Earl Drake, County Surveyor, described as follows:

Beginning on the southerly margin of Kirkwood Avenue at the northwest corner of the property conveyed to Ira T. Adams and wife, by deed from Josephine D. Pitts, as of record in Book 3069, page 267, Register's Office for Davidson County, Tennessee; thence with the said Adams' westerly line southerly 242 feet to a point; thence westerly 91.5 feet to a point; thence northerly 242 feet to the southerly margin of Kirkwood Avenue; thence with the southerly margin of Kirkwood Avenue easterly 91.5 feet to the beginning.

Being the same property conveyed to S. Rickly Christian, an unmarried man, by Warranty Deed from John D. Davis and wife, Rebecca L. Davis of record in Instrument No. 20020722-0087876, Register's Office for Davidson County, Tennessee.

* S. Rickly Christian has since married and said property was never used as marital residence.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 825 Kirkwood Avenue, Nashville, Tennessee 37204.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 24th day of January, 2005.

S. Rickly Christian

S. Rickly Christian

by Deirdre N. Russell
his atty in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deirdre Russell, with whom I am personally acquainted and who proved herself to be the attorney in fact of S. Rickly Christian and who being authorized to do so acknowledged she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of January, 2005.

My Commission Expires: 11/2/05

Notary Public

K. THOMAS SIDWELL
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

11933-BP