After Recording Return to
Nations Title Agency, Inc
2528 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

06TN01342

WARRANTY DEED

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 101,000.00

Marie Bradford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of April, 2006

Jamie Crutchfield
Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Karen DePriest	SunTrust Mortgage, Inc.	Map 075
5041 Greer Station Drive	P.O. Box 57028	Group 12-0-A
Hermitage, TN 37076	Irving, CA 92618-7028	Parcel 59.00-CO

FOR AND IN 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

Michael James Wirth and wife, Tiffany A. Wirth

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Karen DePriest, unmarried

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:

BEING Lot No. 84, on the Plan of Revised, Section One, Greer Meadows at Cedar Creek, of record in Book 7900, Page 115, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Michael James Wirth and wife, Tiffany A. Wirth, by deed from Daniel E. Cole and wife, Deanna H. Cole, of record in Instrument 20020918-0113770, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 10802, Page 402, and Instrument 20020606-0069062, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 115, said Register's Office; (3) Right of Way Easement of record in Book 7760, Page 778, and Book 7037, Page 853, Register's Office for said County; (4) Easement to First Suburban Water Utility District of record in Book 5609, Page 636, Register's Office for said County; (5) Easement for Retention Basin of record in Book 6513, Page 857, Register's Office for said County; (6) Storm Water Detention Agreement of record in Instrument 20001205-0119474, Register's Office for said County; (7) Consent for Sewer Line Easement of record in Book 7760, Page 784, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5041 Greer Station Drive, Hermitage, TN 37076

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 hands this 12th day of April, 2006.

Michael James Wirth
Michael James Wirth

Tiffany A. Wirth
Tiffany A. Wirth

Davidson County DEEDWARR
Recvd: 04/17/06 10:46 2 pgs
Fees:13.00 Taxes:373.70

20060417-0043154

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 Michael James Wirth and wife, Tiffany A. Wirth, 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 12th day of April, 2006.

My Commission Expires: ~~01/27/07~~ 3/31/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.