THIS INSTRUMENT PREPARED BY:
Watkins & McNeilly, PLLC
214 Second Avenue North, Suite 300
Nashville, TN 37201

Davidson County DEEDWARR
Recvd: 05/17/06 14:37 2 pgs
Fees:12.00 Taxes:0.00
20060517-0057978

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leisa S. Peek 329 Willow Bough Lane Old Hickory, TN 37138	NationsBanc Mortgage Corp. 2059 Northlake Parkway Tucker, GA 30084	Map: 64 3 Par.: 5

FOR AND IN CONSIDERATION of love and affection and no monetary consideration, I, FLOYD L. PEEK, hereinafter "Grantor", pursuant to Tennessee Code Annotated § 66-1-110, by these presents do hereby transfer and convey unto my wife, LEISA S. PEEK, her heirs and assigns, that certain tract or parcel of real property located in Davidson County, Tennessee and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 318 on the Plan of Brandywine Farms Subdivision, Section 19, of record in Book 5050, Page 12 of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Floyd L. Peek and wife, Leisa S. Peek, by deed from Charles A. Mitchell and wife, Janis R. Mitchell, of record in Book 10835, page 335, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to Restrictions of record in Book 6691, Page 977, Book 9138, Page 45, Book 5088, Page 362 and Book 6361, Page 372, said Register's Office.
>
> This conveyance is made subject to the lien for real property taxes for the current year and subsequent years and any and all existing easements and restrictions of record.

This improved property is known as 329 Willow Bough Lane, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, her heirs and assigns forever. Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as hereinabove set forth.

Grantor further covenants and binds himself, his heirs, successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

This conveyance is made for the purpose of terminating any and all interest that Grantor may have in the real estate described hereinabove, and specifically for the purpose of terminating Grantor's entireties or survivorship interest in said real estate as permitted by Tennessee Code Annotated §66-1-110.

This transfer of real property is a transfer of residential property within the exemptions from any due on sale clause as provided in 12 U.S.C.A. § 1701j-3 (d) (8). This transfer is not a violation of any such due on sale clause contained in any lien affecting the real property.

WITNESS my hand this 12th day of May, 2006.

FLOYD L. PEEK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Mangelo Tyus, a Notary Public of the State and County aforesaid, personally appeared FLOYD L. PEEK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of May, 2006.

Notary Public

My Commission Expires:

My Commission Expires July 25, 2009

MANGELO TYUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(3)(A) as a dissolution of a tenancy by the entireties. No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(5).