THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 24113B

Davidson County DEEDWARR
Recvd: 06/05/06 15:21 2 pgs
Fees:13.00 Taxes:351.13
20060605-0066391

MAP/GROUP/PARCEL: 061-15-0/131.00

NEW OWNER'S NAME AND ADDRESS:
CHERYL M. KING
1222 ARDEE AVENUE
NASHVILLE, TN 37216

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, DIANA DEPRIEST AND JAMES E. DEPRIEST, WIFE AND HUSBAND, hereinafter called Grantors, does hereby transfer and convey unto, CHERYL M. KING, AN UNMARRIED WOMAN, her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 11, BLOCK "D" ON THE PLAN OF THE RE-SUBDIVISION OF SUNNYMEADE, OF RECORD IN PLAT BOOK 974, PAGES 56 & 57, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

The subject property is improved property known as 1222 ARDEE AVENUE, NASHVILLE, TN 37216.

BEING the same property conveyed to Grantor herein by deed of record in Inst. No. 200008230083551, Register's Office for Davidson County, Tennessee. James E. DePriest, husband of Diana DePriest, joins in this conveyance for the purpose of conveying any interest, marital or other, in said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Diana DePriest by Janice D. LaRue
DIANA DEPRIEST
BY: JANICE D. LARUE, ATTY-IN-FACT

James E. DePriest by Janice D. LaRue
JAMES E. DEPRIEST
BY: JANICE D. LARUE, ATTY-IN-FACT

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Janice D. LaRue as Atty-In-Fact for Diana DePriest and James E. DePriest, with whom I am personally acquainted, and who acknowledged that she, as such Atty-In-Fact will full power and authority so to do, executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 31st day of May, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $94,900.00.

AFFIANT

Sworn to and subscribed before me, this the 31st day of May, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-22-07

KARA EVERETT NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.