Davidson County DEEDWARR
Recvd: 07/25/06 15:52 2 pgs
Fees:13.00 Taxes:1254.30
20060725-0089715

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Susan L. DePriest
Raymond A. DePriest
709 North Wickshire Way
Brentwood, TN 37027

SEND TAX BILL:

Mortgagee

MORTGAGEE:
BSM Financial, LP dba BrokerSource
P.O. Box 2240
Allen, TX 75013

MAP AND PARCEL:
MAP 172-9-0-A
PARCEL 120 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Rosalie Wagner and husband, Jeff Wagner**, ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto **Susan L. DePriest and husband, Raymond A. DePriest**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of Banbury Crossing, Section Three, as of record in Plat Book 9700, pages 665 and 666, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Rosalie Wagner and husband, Jeff Wagner, by deed from Megan A. Kramer, unmarried, dated August 26, 2005, of record in Instrument No. 20050829-0103445, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 709 North Wickshire Way, Brentwood, TN 37027.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the

singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 25th day of July, 2006.

Rosalie Wagner

Jeff Wagner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Rosalie Wagner and Jeff Wagner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 25th day of July, 2006.

Notary Public

My Commission Expires: 09/30/06

JEANNE BURTON GREGORY
Notary Public At Large
DAVIDSON COUNTY, TENN
My Commission Expires September 30, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $339,000.00.

AFFIANT

Subscribed and sworn to before me
This 25th day of July, 2006.

NOTARY PUBLIC

My Commission Expires: 09/30/06

JEANNE BURTON GREGORY
Notary Public At Large
DAVIDSON COUNTY, TENN
My Commission Expires September 30, 2006

JEANNE BURTON GREGORY
Notary Public At Large
DAVIDSON COUNTY, TENN
My Commission Expires September 30, 2006