WARRANTY DEED

B-NW-09-2824

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Tajuana E Brandon
Affiant

Subscribed and sworn to before me, this 4th DAY OF December, 2009.

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title And Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tajuana E. Brandon	First Community Mortgage, Inc.	
2824 CREEKVIEW DR	(NAME) 1610 South Church Street, Suite A	
(ADDRESS) NASHVILLE, TN 37217	(ADDRESS) Murfreesboro, TN 37130	15001022000
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROGER D. DEPRIEST, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TAJUANA E. BRANDON, A SINGLE WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 673 ON THE PLAN OF EDGE-O-LAKE ESTATES, SECTION 16, OF RECORD IN PLAT BOOK 4175, PAGE 157, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ROGER D. DEPRIEST AND WIFE, JENEASE E. DEPRIEST BY DEED FROM ERIK S. STEVENSON AND WIFE, LISA T. STEVENSON OF RECORD IN BOOK 10962, PAGE 550 ON 05/28/1998 AND FILED FOR RECORD ON 06/04/1998, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

BEING THE SAME PROPERTY CONVEYED TO ROGER D. DEPRIEST BY DEED FROM ROGER D. DEPRIEST AND WIFE, JENEASE E. DEPRIEST OF RECORD IN INSTRUMENT 200001310009938 ON 01/20/2000 AND FILED FOR RECORD ON 01/31/2000, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD SUCH AS RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS AS RECORDED IN PLAT BOOK 4175, PAGE 157; COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN BOOK 4468, PAGE 565, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

ROGER D. DEPRIEST IS NOW REMARRIED. HIS WIFE, LYNN DEPREIST, HEREBY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL HER MARITAL INTEREST IN AND TO SAID PROPERTY.

unimproved ( )
This is improved (X) property, known as 2824 CREEKVIEW DR, NASHVILLE, Tennessee 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20090083473 DEEDWARR
Recvd: 12/10/09 13:08 2 pgs
Fees:13.00 Taxes:481.00
20091210-0112984

Witness my/our hand(s) this 4th day of December, 2009.

Roger D DePriest

ROGER D. DEPRIEST

Lynn C DePriest

LYNN DEPRIEST

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROGER D. DEPRIEST & LYNN DEPRIEST, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of December, 2009.

Laura Mitchell

Notary Public

My Commission Expires: 5/22/10

(SEAL)



My Commission Expires MAY 22, 2010

RETURN TO:
Rudy Title And Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903