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Box 9

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Robert G Ziegler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF August 19 87

John V. Adams
Notary Public

MY COMMISSION EXPIRES 11-1-87
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENN.

MORTGAGEE: Capitol Mortgage Corp.

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Robert G. Ziegler (NAME)	Capitol Mortgage Corporation (NAME)	MAP 149-9
613 Andrea Court (STREET ADDRESS OR ROUTE NUMBER)	1100 Kermit Drive, Suite 206 (STREET ADDRESS)	PARCEL 178
Antioch, TN 37013 (CITY) (STATE) (P O ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	FB# 2DU 69019

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, ~~XXX~~ I, Dawn Elberta Wells, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert G. Ziegler and wife, Janice H. Ziegler

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:

LAND in Davidson County, Tennessee, being Lot No. 75 on the plan of Section 3, Barclay Square, of record in Book 4675, page 154, Register's Office for said County.

SAID Lot No. 75 fronts 37.37 feet on the southerly margin of the cul-de-sac at the terminus of Andrea Court and extends back 108.17 feet on the northwesterly line and 140.89 feet on the easterly line to a broken line in the rear, measuring 131.28 feet thereon.

BEING the same property conveyed to Dawn Elberta Wells by deed from Maynard W. Kleve and wife, Gloria M. Kleve of record in Book 5410, page 542, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to (a) property taxes for 1987 for which Grantee(s) will be responsible; (b) restrictive covenants of record in Book 4872, page 490 and amended in Book 4995, page 682, Register's Office for said County; and (c) the matters set forth on said plan.

The execution of this deed by Grantor(s) is effected by the signature of her Attorney-In-Fact, Donna T. Thrower, pursuant to the Limited Power of Attorney recorded in said Register's Office immediately prior to the recording hereof.

This is (X) unimproved (XX) improved property, known as 613 Andrea Court, (House Number) (Street) Antioch, Tennessee 37013 (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 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 my hand this 21st day of August, 1987

Dawn Elberta Wells
Dawn Elberta Wells

BY: Donna T. Thrower
Donna T. Thrower, Attorney-In-Fact

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Donna T. Thrower, to me known to be the person who executed the foregoing instrument in behalf of Dawn Elberta Wells, who acknowledged that she executed the same as the free act and deed of said Dawn Elberta Wells.

~~the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.~~ Witness my hand and official seal at Nashville, Tennessee, this 21st day of August 19 87

Commission expires 11-1-87

John V. Adams
Notary Public

NOTARY PUBLIC AT LARGE STATE OF ILLINOIS

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 ____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Dawn Elberta Wells

TO
Robert G. Ziegler and wife,
Janice H. Ziegler

Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

IDENTIFICATION REFERENCE

59017

AUG 25 12 01 PM '87
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

550000.00- CAMT.
154.00 CSTAX
.50 PRFEE
6.00 ADFFD
CHECK 160.50-
5360A08/25/07 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 9 0 1 7

IDENTIFT REFERENCE

AUG 25 12 01 PM '07

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 09196