THIS INSTRUMENT PREPARED BY:
STEWART BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

BOOK 8991 PAGE 28

ADDRESS NEW OWNER:

CHARLES W. ZIMMERLE ET UX
LILLIAN J. ZIMMERLE
1228 Haber Drive
Brentwood, TN 37027

SEND TAX BILLS TO:

SAME

MAP/PARCEL NUMBER:

MAP 021-00-0, P/O PARCEL 171.00

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $31,000.00.

Cam L. Black
AFFIANT

Subscribed and sworn to me, this the 25th day of NOVEMBER, 1992.

Notary Public
My commission expires: 5-31-96

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, HELEN WERRBACH, SUE ANN PEFFEN, OTTO WERRBACH, BERNARD WERRBACH, TRUCILLA BERNARD, PATRICIA M. TUCKER AND NESTLER WILLIAM BERNARD, JR., heirs and devisees of the estate of BEN BERNARD, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said CHARLES W. ZIMMERLE ET UX, LILLIAN J. ZIMMERLE, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is UNimproved property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, WE covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 25th day of NOVEMBER, 1992.

Helen Werrbach
HELEN WERRBACH

Sue Ann Peffen
SUE ANN PEFFEN

Otto Werrbach
OTTO WERRBACH

Bernard L. Wenlock
BERNARD WERRBACH

Brucilla Bernard
TRUCILLA BERNARD

Patricia M. Tucker
PATRICIA M. TUCKER

Nestler W. Bernard Jr.
NESTLER WILLIAM BERNARD, JR.

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HELEN WERRBACH, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 25th day of NOVEMBER, 1992.

Ann L Black
notary public

My commission expires: 3-23-96

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUE ANN PEFFEN, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 25th day of NOVEMBER, 1992.

Ann L Black
notary public

My commission expires: 3-23-96

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, OTTO WERRBACH, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 25th day of NOVEMBER, 1992.

Ann L Blank
notary public

My commission expires: 3-23-96

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BERNARD WERRBACH, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 25th day of NOVEMBER, 1992.

Ann L Blank
notary public

My commission expires: 3-23-96

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TRUCILLA BERNARD, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 25th day of NOVEMBER, 1992.

Ann L. Blank
notary public

My commission expires: 3-23-96

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA M. TUCKER, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 25th day of NOVEMBER, 1992.

Ann L Blank
notary public

My commission expires: 3-23-96

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NESTLER WILLIAM BERNARD, JR., the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 25th day of NOVEMBER, 1992.

Ann L. Blank
notary public

My commission expires: 3-23-96

EXHIBIT 'A'

A tract of land located in Davidson County and being Tract #1 on a Survey made by Michael V. Holmes & Associates, Inc., Registered Tennessee Surveyor No. 213, which survey is dated September 12, 1985, and updated October 30, 1992, and being further described as follows:

Beginning at a new iron pin in the southerly right of way of Eatons Creek Road; thence S 2 deg. 42 min. 22 sec. W, 445.94 feet to a new iron pin in the same southerly right of way of Eatons Creek Road; thence S 90 deg. 00 min. 00 sec. E 637.70 feet to a new iron pin located at the intersection of Tract #2 of this survey and other lands known as Formosa Subdivision, of record in Book 5800, page 303, Register's Office for Davidson County, Tennessee; thence N 3 deg. 45 min. 46 sec. E 414.65 feet to a new iron pin located in the northerly right of way of Clarksville Pike; thence N 87 deg. 07 min. 40 sec. E 632.34 feet, along lands owned by Ernest A. Zimmerle, of record in Book 2884, page 525, said Register's Office, to a new iron pin located in the southerly right of way of Eatons Creek Road, the point of beginning, containing 6.25 acres, more or less.

BEING PARTS of the same properties conveyed to Ben Bernard by Deed of record in Book 519, page 549, Register's Office for Davidson County, Tennessee. Also described as a portion of Tract No. 1 as said tract is identified in the Deed to Nestler William Bernard, Jr., and Patricia M. Tucker, of record in Book 8732, page 557, Register's Office for Davidson County, Tennessee, the said Ben Bernard died approximately 40 years ago, survived by his wife, Louise Bernard and 6 children, being the only children born to or adopted by Ben Bernard and/or Louise Bernard, during their respective lifetimes, namely Susie Bernard Werrbach, Charles Frederick Bernard, Eva Augusta Bernard, Bernetta Bernard and Nestler William Bernard, Sr. Louise Bernard died approximately 13 years ago. Susie Bernard Werrbach is now deceased, survived by 4 children, Helen Werrbach, Sue Ann Peffen, Otto Werrbach and Bernard Werrbach. Charles Frederick Bernard died testate, survived by his wife, Trucilla Bernard and by the terms of his Last Will and Testament, he gave, devised and bequeathed all of his property, real, personal or mixed, to his wife, Trucilla Bernard, said Will having been filed for probate on May 1982, in the Probate Court for DAVIDSON County, Tennessee. Eva Augusta Bernard died unmarried and without issue on September 9, 1990. Bernetta Bernard died unmarried and without issue. Nestler William Bernard, Sr. died testate on November 22, 1989, survived by his wife, Bessie Marie Bernard, said Will having been filed for probate on December 4, 1990, in the Chancery Court for Sumner County, Tennessee. Bessie Marie Bernard died testate on February 18, 1992, and by the terms of her Last Will and Testament dated December 15, 1991, and filed for probate on February 27, 1992, in the Chancery Court for Sumner County, Tennessee, she gave, devised and bequeathed all of her estate, real, personal or mixed, to her children, Patricia M. Tucker and Nestler William Bernard, Jr., being the only children born to or adopted by her during her lifetime. Therefore, ownership and title to the tracts of land hereinabove described are vested in the following named persons: Helen Werrbach (1/12 undivided interest), Sue Ann Peffen (1/12 undivided interest), Bernard Werrbach (1/12 undivided interest), Otto Werrbach (1/12 undivided interest), Trucilla Bernard (4/12 undivided interest), Patricia M. Tucker (2/12 undivided interest) and Nestler William Bernard, Jr. (2/12 undivided interest), the Grantors herein.

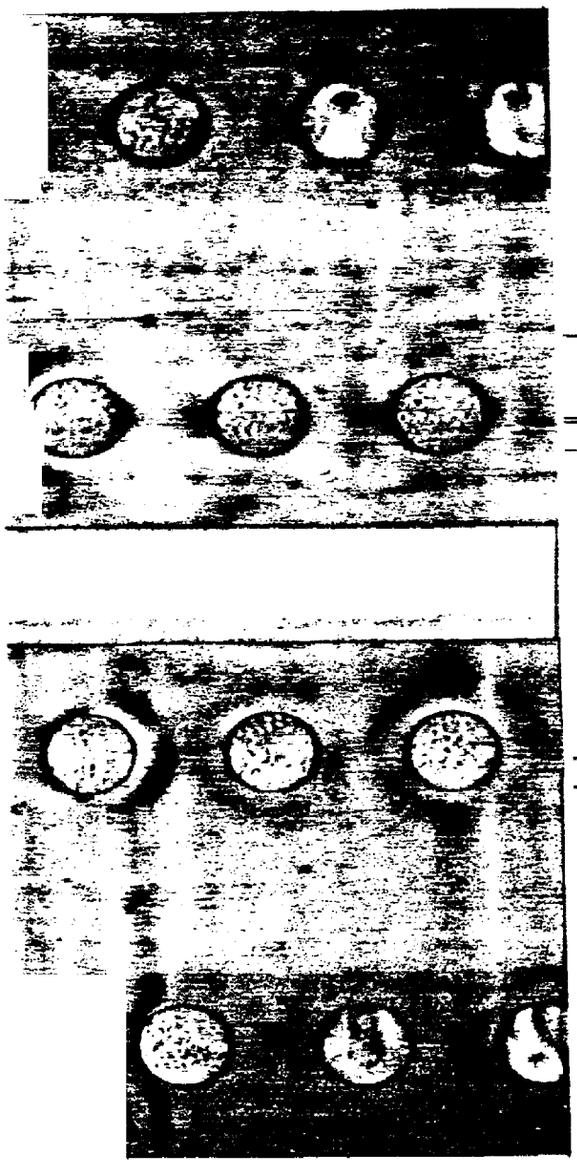
EXHIBIT 'B'

1. Real property taxes for 1992 and all future years.
2. Unrecorded easements for roads and utilities, if any.

33590
IDENTIF. ↑ REFERENCE
PICK-UP

93 JUN 23 AM 11:04
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

1120 06/23 0101 03CHECK 132.70



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8991 PAGE 32

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 31000.00
				CON TX 114.70
				PRFEE 1.00
				WDEED 16.00
				COPIES 1.00
				TOTAL 132.70
				CHECK 132.70
06/23/93	01	11:04	0001	1120

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33590
IDENTIF. ↑ REFERENCE

93 JUN 23 AM 11:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 666349