This Instrument Prepared By:
Lee & Lee Attorneys, PC
109 East Gay Street
Lebanon, Tennessee 37087

L&L# 5761

ADDRESS NEW OWNER:
Michael J. Zika
181 Brooke Castle
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Wilson Bank & Trust
623 West Main Street
Lebanon, TN 37087

Davidson County DEEDWARR
Recvd: 04/04/01 12:03 2pgs
Fees:11.00 Taxes:288.45
20010404-0032745

MAP **75-08-A**
GROUP
PARCEL **86.CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **E. W. Wilkerson and Harry D. Bass** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Michael J. Zika,** hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in the 4th Civil District of Davidson County, Tennessee, more particularly described as follows, to-wit:

Being Unit No. 181 of the Brooke Castle Condominums of record in Plat Book 6250, page 627, and as amended by instrument of record in Book 6727, page 762, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to E. W. Wilkerson and Harry D. Bass by deed from Brookcastle, L.L.C. dated February 18, 1999, of record in Book 11350, page 19, Register's Office for Davidson County, Tennessee.

This is improved property known as 181 Brooke Castle, Hermitage, Tennessee 37076. Possession is to be given on March 30, 2001.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 30th day of March, 2001.

E. W. Wilkerson

Harry D. Bass

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **E. W. Wilkerson and Harry D. Bass**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of March, 2001.

NOTARY PUBLIC

My Commission Expires: 02-09-03

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STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $77,960.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of March, 2001.

NOTARY PUBLIC

My Commission Expires: 02-09-03