WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/04/01 14:26 2pgs
Fees:11.00 Taxes:1028.60

20010604-0057762

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 278,000.00

Christine E. Wise
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF May 2001

ROBERT L. PHILLIPS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: May 28, 2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WEISS & WEISS, ATTYS AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JERRY D. WISE (NAME)	SAME (NAME)	MAP 178
9478 New Highway 96 West (ADDRESS)	(ADDRESS)	PARCEL 074
Franklin, TN 37064 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	F.B.#: 09D-83061

FOR AND 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, WE, PAUL J. ZAIO AND WIFE, JANEEN S. ZAIO

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JERRY D. WISE AND CHRISTINE E. WISE

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:

A TRACT OR PARCEL of land situated in the 35th Civil District of Davidson County, Tennessee, and located along the North Margin of Highway 96 being more particularly described as follows:

BEGINNING on an iron pin in the North Margin of Highway 96, said pin being S 60° 23' 40", W a distance of 96.96 feet from a concrete highway marker located at Mile Marker 637+00 as shown on Project No. 94012-3209-14 and 19150-3205-14 sheet 15, dated 1968 and said pin being the southwest Corner of Lot 1 of the Final Plat of the Stromatt Property as evidenced in Deed Book 9700, Page 146, said Register's Office, and said pin being the southeast corner of the herein described property, thence; along the North margin of Highway 96 and the South line of the herein described property, N 60° 10' 00" W, a distance of 50.00 feet to an iron pin, said pin being the southeast corner of Rippey as evidenced in Deed Book 6355, Page 295, said Register's Office, and said pin being the southwest corner of the herein described property, thence; leaving the margin of Highway 96 and along the common line between Rippey and the herein described property, N 30° 42' 50", E a distance of 1896.23 feet to an iron pin, said pin being in the South line of Sharp as evidenced in Deed Book 6828, Page 845, said Register's Office, and being the northwest corner of the herein described property, thence; along the common line of Sharp and the herein described property, S 82° 20' 10", E a distance of 278.95 feet to an iron pin, said pin being northwest corner of Pawlow as evidenced in Deed Book 7301, Page 526, said Register's Office, said pin being the northeast corner of the herein described property, thence; along the North line of Lot 1 and the South line of the herein described property, N 59°, 04' 40", W a distance of 202.02 feet to an

unimproved ( )
This is improved (X) property, known as 9478 New Highway 96 West, Franklin, TN 37064
(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 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 our hand s this 31st day of May 2001

Paul J. Zaio
PAUL J ZAIO
By: Perry Allen Hamlett
Perry Allen Hamlett, Attorney-in-fact
JANEEN S ZAIO Janeen S. Zaio
By: Perry Allen Hamlett
Perry Allen Hamlett, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____, _____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

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_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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 _____, _____ .

My commission expires _____ _____

Notary Public

iron pin, said pin being northwest corner of said Lot 1, thence; along the West line of Lot 1 and the East line of the herein described property, S 30° 42' 50", W a distance of 721.00 feet to an iron pin, to the point of BEGINNING.

BEING the same property conveyed to Paul J. Zaio and wife, Janeen S. Zaio, by Deed from Freddie D. Stromatt and wife, Lisa Stromatt, of record in Book 10067, Page 261, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of Paul J. Zaio and wife, Janeen S. Zaio pursuant to a Power of Attorney executed by same on the 25th day of May, 2001, and being filed for record in Instrument No 20010604-0057761 Register's Office for Davidson County, Tennessee, recorded simultaneously herewith.

STATE OF TENNESSEE) COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PERRY ALLEN HAMLETT, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 31st day of May, 2001.

My Commission Expires: 05/28/03

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE) COUNTY OF DAVIDSON)

On this 31st day of May, 2001, before me personally appeared PERRY ALLEN HAMLETT, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of PAUL J. ZAIO AND WIFE, JANEEN S. ZAIO, and acknowledged that he executed the same as the free act and deed of the said PAUL J. ZAIO AND WIFE, JANEEN S. ZAIO.

My Commission Expires: 05/28/03

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN