THIS INSTRUMENT PREPARED BY:
BEADLES, NEWMAN AND LAWLER
3500 HULEN
FORT WORTH, TX 76107

Davidson County DEEDWARR
Recvd: 06/08/01 14:54 2pgs
Fees:11.00 Taxes:877.64
20010608-0060783

# WARRANTY DEED

THIS INDENTURE, made this 17th day of May, 2001 between **JOHN P. ZEOLA AND WIFE, GAYLE R. ZEOLA** of **DAVIDSON** County, Tennessee, First Parties, and Homer Q. Dickens Jr. and wife, Dorothy K. Dickens

of **DAVIDSON** County, Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

LAND IN DAVDISON COUNTY, TENNESSEE, BEING LOT NO. 127 ON THE REVISED PLAN OF COPPERFIELD, OF RECORD IN BOOK 6900, PAGES555THROUGH 559, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOHN P. ZEOLA AND WIFE, GAYLE R. ZEOLA BY DEED FROM MARY L. WILLIAMS, UNMARRIED, OF RECORD IN BOOK 11545, PAGE 823, SAID REGISTER'S OFFICE.

This conveyance is expressly made subject to any and all restrictions, reservations and conditions contained in former deeds and binding on said property.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

2001 PROPERTY TAXES WHICH ARE A LIEN, NOT YET DUE AND PAYABLE WHICH ARE PRORATED BETWEEN THE PARTIES HEREIN

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all person whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Parties hereunder set their hands and seals the day and year first above written.

John P. Zeola
JOHN P. ZEOLA

Gayle R. Zeola
GAYLE R. ZEOLA

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **JOHN P. ZEOLA**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 17 day of May, 2001.

Patti D Morrow
Notary Public
Printed name: Patti D Morrow

My commission expires: 10/21/2002

(NOTARY SEAL)

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **GAYLE R. ZEOLA**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 17 day of May, 2001.

Patti D. Morris
Notary Public
Printed name: Patti D. Morris

My commission expires: 10/21/2002
(NOTARY SEAL)

**(FOR RECORDING DATA ONLY)**

PROPERTY OWNER:
Homer Q. Dickens, Jr. and wife, Dorothy K. Dickens
620 Copperfield Court
Brentwood, TN 37027

RESPONSIBLE TAXPAYER:
Columbia National Inc.
216 Centerview Dr. Ste 102
Brentwood, TN 37027

CLT# MAP 172-1-A, PARCEL 127

STATE OF TENNESSEE, **DAVIDSON** COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 237,200.00.

(AFFIANT)

Subscribed and sworn to before me, this 31st day of May, 2001

Megan Aregis
Notary Public
Printed Name Megan Aregis

My commission expires:

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN
My Commission Expires May 8, 2004