This Instrument Was Prepared By:
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Davidson County DEEDWARR
Recvd: 06/03/02 16:01 2pgs
Fees:13.00 Taxes:529.10
20020603-0067000

GENERAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO	MAP/PARCEL
Philip K. Zimmerman. 3196 Hillsboro Road, Unit 306 Nashville, Tennessee 37215	Same	Map 117-7B Parcels 306 &12

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Geoffrey A. Zimmerman** ("the "Grantor") has bargained and sold, and by these presents do transfer and convey unto **Philip K. Zimmerman** (the "Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 306 as shown on the Plat of the Claridge of record in Book 5800, page 63, Register's Office for Davidson County, Tennessee, together with the Storage Room S-16 and Garage G-12 as shown on said Plat, together with an undivided interest in the common elements of The Claridge Homeowner's Association as described in Book 5896, page 607, said Register's Office.
>
> Being the same property conveyed to Geoffrey A. Zimmerman by Warranty Deed from Beverly G. Skinner, of record in Book 11401, page 942, Register's Office for Davidson County, Tennessee

This is improved property, known as 3196 Hillsboro Road, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, his heirs, successors and assigns forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except for taxes for the year 2002 and a deed of trust in the amount of $100,000, both of which the Grantee assumes and agrees to pay and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors 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 May, 2002.

Geoffrey A. Zimmerman

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Geoffrey A. Zimmerman with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that the foregoing instrument was executed by him for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 21st day of May, 2002.

Jeffrey A. Stringham
Notary Public

My Commission Expires:

SEPT 25, 2

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $143,000.00.

Philip K. Zimmerman
Affiant

Subscribed and sworn to before me,

this the 23rd day of May, 2002.

Jeffrey A. Stringham
Notary Public

My Commission Expires:

SEPT 25, 2

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

T.A.I