Davidson County DEEDWARR
Recvd: 09/17/03 10:16 2pgs
Fees:13.00 Taxes:310.80
20030917-0137090

THIS INSTRUMENT PREPARED BY:
L. ROBERT GREFSENG
ATTORNEY AT LAW
710 N. MAIN STREET
COLUMBIA TN 38401
(Preparer is not the "closing agent" pursuant to IRS regulations)
TAX MAP/PARCEL 133.07.0.028.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, I, **WYONIA HENSON MITCHELL MILLER, FORMERLY AND ONE AND THE SAME AS WYONIA HENSON MITCHELL,** have this day sold and by these presents do hereby bargain, sell, transfer and convey unto **DANIEL ZIMMERLE AND WIFE LORI ZIMMERLE, AS TENANTS BY THE ENTIRETY,** their heirs and assigns, the following described property located in Davidson County, Tennessee, more particularly bounded and described as follows, to-wit:

> Same Being Lot #16 on the Plan of PARMA HEIGHTS, SECTION 3, a plat of which is of record in Book 2330, page 60, Register's Office of Davidson County, Tennessee. Said Lot No. 16 fronts 80 feet on the easterly said of Hewlett Court and extends back between lines 189.85 feet on the northerly side and 180.82 feet on the southerly side to a dead line in the rear on which it measures 80 feet.
>
> Being the same real estate conveyed to the Grantors herein of record in Book 3954, Page 594 and Book 4895, page 26, Register's Office of Davidson County, Tennessee.
>
> A title search was performed on the subject property but not by the drafter of this deed.

TO HAVE AND TO HOLD said tract or parcel of real estate unto the said **DANIEL ZIMMERLE AND WIFE LORI ZIMMERLE, AS TENANTS BY THE ENTIRETY,** their heirs and assigns, together with all rights, title, interest, easements appurtenances and hereditaments thereunto belonging in fee simple forever.

I DO COVENANT with the said Grantees, her heirs and assigns, that I am lawfully seized and possessed of the described tract or parcel of real estate, have a good and lawful right to sell and convey the same and that it is unencumbered except for current years property taxes, Restrictive Covenants as recorded in Book 2484, page 169; all lawful easements for rights of ways, roadways and utilities and all matters of record and on the recorded plat.

I FURTHER COVENANT and bind myself, my heirs and personal representative to warrant and forever defend the title to said above described tract or parcel of real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomever.

IN WITNESS WHEREOF I have hereunto set my hand on this 4th day of September, 2003.

WYONIA HENSON MITCHELL MILLER

STATE OF TENNESSEE
COUNTY OF MARSHALL

Personally appeared before me, the undersigned, a Notary Public of said County and State, **WYONIA HENSON MITCHELL MILLER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and whom acknowledged that she executed the within instrument for the purpose therein contained and expressed.

WITNESS my hand, at office this 4th day of September, 2003.

My Commission Expires:
3/28/05

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF MARSHALL

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 84,000.00 which sum is equal to or greater than the amount which the property transferred would command at fair voluntary sale.

AFFIANT

SWORN TO AND SUBSCRIBED before me this 4th day of September, 2003.

My Commission Expires:
3/28/05

NOTARY PUBLIC

NEW PROPERTY OWNER AND PERSON RESPONSIBLE FOR TAXES:

2756 Call Hill Rd
Nashville, TN, 37211
Lori Zimmerle