Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $87,500.00

Affiant

Subscribed and sworn to before me, this 9th day of January, 2004

Notary Public
My commission expires:

Davidson County DEEDWARR
Recvd: 01/15/04 12:20 2pgs
Fees:13.00 Taxes:323.75

20040115-0006299

Address of New Owner:	Send Tax Bills to:	Tax Information
Zachary Scott Romine 21 Vaughns Gap Rd Unit G-116 Nashville TN 37205	New Owner	129-15-A/116.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ned Stanley Zeiler, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Zachary Scott Romine, unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

LAND in Davidson County, Tennessee, being Unit No. 116 of Belle Meade Highlands Condominiums created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 7091, Page 302, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Belle Meade Highlands Condominium set forth in Exhibit A-2 of said Master Deed for a more particular description of said Unit.

BEING the same property conveyed to Ned Stanley Zeiler by deed dated 4/2/02 of record in Instrument No. 20020405-0041908, Register's Office for Davidson County, Tennessee.

SUBJECT TO any and all restrictions, conditions, easements, setback lines, plat of record and encumbrances of record in the Register's Office for said County.

This property is improved property known as 21 Vaughns Gap Rd Unit G-116, Nashville, TN 37205

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 9th day of January, 2003

Ned Zeiler / Stewart Fey attorney in fact
Ned Stanley Zeiler
By: Stewart Fey, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said County and state, the within named Stewart Fey, with whom I am personally acquainted, And who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Ned Stanley Zeiler and that he is authorized by Ned Stanley Zeiler to execute this instrument on his behalf.

Witness my hand and seal at Brentwood, TN, this 9th day of January, 2004.

Notary Public

My Commission Expires: 9/4/05

MARK BLAYNEY LEEDOM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 09/04/2005