This space for Register's Office:

Davidson County DEEDWARR
Recvd: 05/06/04 12:42 2pgs
Fees:13.00 Taxes:597.55
20040506-0051910

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
114 White Cloud Trail
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Nick Zapton, et al
4336 Cambridge Drive
Antioch, TN 37013

SEND TAX BILLS TO:
New Owners

Map 151-09-0-A-171.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, **Andrew Thomas Panzera and wife, Ruby M. Panzera, Trustees of the Panzera Joint Revocable Living Trust,** hereinafter called the **Grantors**, do hereby convey unto **Nick Zapton III and wife, Emily Zapton and Toby Barnes, T.B. married** hereinafter called the **Grantees**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, Tennessee, being Lot No. 171 on the Plan of Phase II, Section I, Long Hunter Chase, of record in Book 7900, Pages 763 and 764, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to the Panzera Joint Revocable Living Trust Agreement u/a/d September 6, 2000 of record in Instrument No. 200000926-0095376, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This is improved property known as 4336 Cambridge Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER CONVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And We do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 30th day of April, 2004.

Andrew Thomas Panzera, Trustee
Andrew Thomas Panzera, as Trustee

Andrew Thomas Panzera
Andrew Thomas PANZERA, INDIVIDUALLY

Ruby M. Panzera, Trustee
Ruby M. Panzera, as Trustee

Ruby M. Panzera
RUBY M. PANZERA, INDIVIDUALLY

State of Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Andrew Thomas Panzera and Ruby M. Panzera* known to me to be the persons whose names are subscribed to the foregoing document, who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed. *as Trustees of the Panzera Joint Revocable Living Trust and individually

SUBSCRIBED AND SWORN TO BEFORE ME this 3rd day of May. 2004.

Megan Areaz
Notary Public in and for the
State of Tennessee

NOTARY PUBLIC AT LARGE SUMNER COUNTY

My Commission Expires: 4/12/08

My Commission Expires May 8, 2004 4/12/08

STATE OF TENNESSEE
COUNTY OF Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $161,500.00

Affiant

Sworn and subscribed before me on May 3, 2004.

Megan Areaz
Notary Public

NOTARY PUBLIC AT LARGE SUMNER COUNTY

My Commission Expires: 4/12/08

My Commission Expires May 8, 2004 4/12/08