Davidson County DEEDWARR
Recvd: 12/22/04 13:23 2pgs
Fees:13.00 Taxes:540.72
20041222-0152245

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $146,140.00.

Affiant

Sworn to and subscribed before me this 21 day of December, 2004.

NOTARY PUBLIC

My Commission Expires: 5-28-06

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Mark A. Bidstrup, etux	Same	Map 128-14
8044 Regency Drive		Parcel 152
Nashville, TN 37221		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert P. Ziegler, and wife, Patricia M. Ziegler**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Mark A. Bidstrup and wife, Lorene A. Bidstrup**, hereinafter called "Grantee", their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 116, as shown on map entitled Harpeth Park, Section Three, of record in Plat Book 4175, page 14, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete and accurate description.
>
> Being the same property conveyed to Robert P. Ziegler and wife, Patricia M. Ziegler, by deed from Timothy P. Holloran and wife, Candace H. Holloran, of record in Instrument No. 20031210-0177363, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 8044 Regency Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does covenant with the said Grantee that we are lawfully seized 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; and Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 21 day of December, 2004.

Robert P. Ziegler **Patricia M. Ziegler**

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Robert P. Ziegler and Patricia M. Ziegler**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 21 day of December, 2004.

NOTARY PUBLIC

My Commission Expires: 5-28-09