Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $123,490.00

Deborah L Cable
Affiant

Subscribed and sworn to before me, this 28 day of February, 2005.

Notary Public
My commission expires: 3-1-08

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 03/03/05 15:06 2 pgs
Fees:13.00 Taxes:456.91
20050303-0023790

15-0502-150134

Address of New Owner:	Send Tax Bills to:	Tax Information
Robert Simmons 2520 David Dr. Nashville TN 37214	NewOwner	95-08-0-153

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, **Janet Zendzian and husband Peter Zendzian**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Robert Simmons, unmarried**, hereinafter called the Grantee, his 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 Lot 52, Woodberry Park, of record in Plat Book 2133, page 117,118 & 119, said Register's Office, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Janet Zendzian and husband, Peter Zendzian, by deed from Teresa L. Davis, dated 7-3-03, of record in Inst. No. 20030708-0093485; further being the same property conveyed to Teresa L. Davis by deed from AMRESCO Residential Mortgage Corporation, dated 12-31-02, of record in Inst. No. 200301030001001, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2520 David Dr., Nashville, TN 37214

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, his heirs, successors and assigns, forever. Grantors covenant with Grantee 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 Grantee, his 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 28 day of February, 2005.

Janet Zendzian

Peter Zendzian by Janet Zendzian
his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Janet Zendzian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Peter Zendzian and that she is authorized by Peter Zendzian to execute this instrument on his behalf.

Witness my hand in Hermitage, TN, this 28 day of February, 2005.

Notary Public
State of Tennessee at Large

My Commission expires 11-27-2006

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON