THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 East Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 08/18/05 08:27 2 pg
Fees:13.00 Taxes:244.20
20050818-0097982

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
MICAH ZUERCHER 1440 ARDEE AVENUE NASHVILLE, TENNESSEE 37216	SAME	72-4-213

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Ruth C. Wyatt, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Micah Zuercher, an unmarried person, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land lying in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 7 of Block F on the Plan of Country Club Estates, as of record in Book 843, page 55, Register's Office for Davidson County, Tennessee. To which plat of record in Plat Book 843, page 55, said Register's Office.

Being the same property conveyed to Ruth C. Wyatt from Oliver L. Wyatt by deed dated 1/12/65 of record in Book 3851, page 826, said Register's Office.

This is improved property known as: 1440 Ardee Avenue, Nashville, Tennessee 37216.

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 and assigns forever; and we do 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 our hands this 10th day of AUGUST, 2005.

Ruth Cope Wyatt, Robt V. Allen P.O.A.
RUTH C. WYATT

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert V. Fleer Atty in Fact for Ruth Cope Wyatt with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal this 10th day of AUGUST, 2005.

SONDRA KIRBY STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

Sondra Kirby
NOTARY PUBLIC

My Commission Expires: 1/20/08

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $66,000.00.

Affiant

Subscribed and sworn to before me this 10TH day of AUGUST, 2005.

Sondra Kirby
NOTARY PUBLIC

My Commission Expires: 1/20/08

SONDRA KIRBY STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY