This Instrument Prepared By:
FRANK C. INGRAHAM, ESQ., 2100 Parkway Towers, Nashville, Tennessee 37219

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Address New Owner:	***Send Tax Bills To:***	***Map-Parcel***
ROBERT M. NIESEN and JACQUELINE E. NIESEN, Trustees NIESEN LIVING TRUST 709 Heather Springs Court Brentwood, Tennessee 37027	Same	16008011000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A.§67-4-409(3)(F).

AFFIANT

DARYLA D. COLSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Sworn to and subscribed before me this 4 day of January, 2006.

Notary Public
My Commission Expires: 07/25/2009

My Commission Expires JULY 25, 2009

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, ROBERT M. NIESEN and wife, JACQUELINE E. NIESEN have this date bargained and sold, and do hereby transfer and convey unto ROBERT M. NIESEN and JACQUELINE E. NIESEN, Trustees, or their successors in trust, under the revocable NIESEN LIVING TRUST, dated 01/04/2006, and any amendments thereto, certain real estate in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 7 on the plan of Epworth of record in Book 5200, page 745, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Robert M. Niesen and wife, Jacqueline E. Niesen by deed from Richard A. Berube and wife, Debra A. Berube, in Book 7672, Page 913, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 01/05/06 15:19 2 pgs
Fees:12.00 Taxes:0.00
20060105-0001788

THIS conveyance is subject to all limitations, restrictions, encumbrances, liens and covenants of record.

This is improved property known as:
709 Heather Springs Court, Brentwood, Tennessee

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

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 HAND this 4 day of January, 2006

ROBERT M. NIESEN

JACQUELINE E. NIESEN

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 M. NIESEN and JACQUELINE E. NIESEN, with whom I am personally acquainted, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 4th day of January, 2006.

NOTARY PUBLIC
My Commission Expires: 07/25/2009

DARYLA D. COLSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 25 2009