PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 04/26/06 11:56 2 pgs
Fees:13.00 Taxes:1572.50
20060426-0047712

W & I Ref:(_____) Title No: 47052
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Williams A. Zoephel Karen D. Zoephel 5303 Lancelot Road Brentwood, TN 37027	Same

TAX MAP-PARCEL NUMBERS: 15903001400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$425,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rocco Mercante and spouse, Cynthia B. Mercante**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Williams A. Zoephel and spouse, Karen D. Zoephel** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 35 on the easterly margin of Lancelot Road and extends back 258.9 feet on the southerly line and 184.93 feet on the easterly line to a broken line in the rear, measuring 465.79 feet thereon.

Being the same property conveyed to Rocco Mercante and spouse, Cynthia B. Mercante by deed from Robert Murphy Reed, a single person of record in Book 8532, page 39, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3700 Page 151, said Register's Office, which Plan shows a 75 foot minimum building setback line from Lancelot Road and a 10 foot easement for public utility and drainage purposes along the rear line(s). And a 5 foot easement for access and drainage purposes along the easterly line of said Lot. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7825, page 262, said Register's Office.

This is improved property, known as: 5303 Lancelot Road, Brentwood, Tennessee 37027

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.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 COVENANTS 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.

WITNESS THE EXECUTION HEREOF this 24th day of April, 2006.

Rocco Mercante

Cynthia B. Mercante

State of TENNESSEE
County of DAVIDSON

On this 24th day of April, 2006 , before me the undersigned authority, personally appeared Rocco Mercante and Cynthia B. Mercante , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE My Commission Expires JULY 21, 2007
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $425,000.00

Affiant

SANDRA S. TOMLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Sworn and subscribed before me this the 24th day of April, 2006

Notary Public

My Commission Expires:
EXPIRES: FEBRUARY 19, 2007