WARRANTY DEED

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

SONYA SULLIVAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 19, 2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 550,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 26TH DAY OF MAY, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9-19-09

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.O. BOX 1122, BRENTWOOD, TN 37027
file # 06-01457 ZOEPHEL

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
William A. Zoephel and Karen D. Zoephel	SAME	MAP:
1830 Cromwell Drive		Parcel:158-07 22-00
Nashville, TN 37215		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

GEORGE DEAN VANDERHOOF, AND WIFE, BARBARA ELLEN REICH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

WILLIAM A. ZOEPHEL, AND WIFE, KAREN D. ZOEPHEL

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1830 Cromwell Drive, Nashville, TN 37215

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 26th day of May, 2006.

George Dean Vanderhoof by Kathy Coleman, attorney-in-fact

Barbara Ellen Reich by Kathy Coleman, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 26th day of May, 2006, before me personally appeared Kathy Coleman to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Barbara Ellen Reich** and acknowledged that she executed the same as the free act and deed of said **Barbara Ellen Reich**.

Witness my hand and official seal at Brentwood, Tennessee

Notary Public

My Commission Expires:

JIM R. VANDERPOOL
NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES MAY 14, 2009
WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 05/31/06 11:48 2 pgs
Fees:13.00 Taxes:2035.00
20060531-0063755

EXHIBIT A - LEGAL DESCRIPTION

Lot 18, FORREST TRAILS Subdivision, as shown on plat of record in Plat Book 3700, Page 24 and 25, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to George Dean Vanderhoof and wife, Barbara Ellen Reich by Warranty Deed from Zaki Nabih Daouk and wife, Michelle Anne Daouk, recorded on the 25th day of August, 2004 at Instrument No. 20040825-0102914, in the Register's Office of Davidson County, Tennessee..

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated or not have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of George Dean Vanderhoof and Barbara Ellen Reich pursuant to a power of attorney executed by the same on the 05/13/2006, and being filed for in Instrument # X, Register's Office for Davidson County, Tennessee.

X20060531-0063753 &
20060531-0063754

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 26th day of May, 2006, before me personally appeared Kathy Coleman to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **George Dean Vanderhoof** and acknowledged that she executed the same as the free act and deed of said **George Dean Vanderhoof.**

Witness my hand and official seal at Brentwood, Tennessee

Notary Public

My Commission Expires

JIM R. VANDERPOOL
NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES MAY 14, 2008
WILLIAMSON COUNTY, TN