THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203 PREPARED BY: BOX 50-B RETURN TO: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE TN 37203	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **219,000.00**. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN Affiant SUBSCRIBED AND SWORN BEFORE ME THIS THE 28TH DAY OF JUNE, 2006. Notary Public MY COMMISSION EXPIRES: May 24 2008 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas J. Sherrard	Nashville Bank & Trust	MAP 103-03-0
145 50th Avenue	4525 Harding Pike	PARCEL 216
Nashville, TN 37209	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Michael Zak and wife, Kristen Renee Simpson-Zak**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas J. Sherrard and wife, Dana D. Sherrard**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 No. 4 on the Plan of J.G. Edwards Subdivision, of record in Plat Book 1835, Page 17, Register's Office for said County, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kristen Renee Simpson-Zak and husband, Michael Zak by deed dated April 30, 2003 from Natalie G. Cothran, unmarried of record in Instrument No. 200305020059000, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **145 50th Avenue, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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 our hand this the 28th day of June, 2006.

Michael Zak by Lorraine Simpson, Attorney-in-Fact

Michael Zak by Lorraine Simpson, Attorney-in-Fact

Kristen Renee Simpson-Zak by Lorraine Simpson, Attorney-in-Fact

Kristen Renee Simpson-Zak by Lorraine Simpson, Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 06/30/06 13:55 2 pgs
Fees:13.00 Taxes:810.30

20060630-0078636

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 **Lorraine Simpson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Michael Zak**, as his Attorney in Fact, as the free act and deed of the within named **Michael Zak**.

Witness my hand and official seal this the 28th day of June, 2006.

My Commission expires May 24 2008

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

Notary Public

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 **Lorraine Simpson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Kristen Renee Simpson-Zak**, as her Attorney in Fact, as the free act and deed of the within named **Kristen Renee Simpson-Zak**.

Witness my hand and official seal this the 28th day of June, 2006.

My Commission expires May 24 2008

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

Notary Public