PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 07/05/06 14:38 3 pgs
Fees:18.00 Taxes:330.04
20060705-0080339

WARRANTY DEED

THIS INDENTURE is made and entered into this 30th day of June, 2006, by and between RICHARD E. ZIMMER and DIANA G. ZIMMER, HUSBAND AND WIFE, hereinafter called Grantors, and RICHARD C. CLINE, UNMARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, RICHARD E. ZIMMER and DIANA G. ZIMMER, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto RICHARD C. CLINE, UNMARRIED, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 826 EAST MEADE AVENUE, MADISON, TENNESSEE 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind, themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of the Grantors on the day and year first above written.

SELLER:

RICHARD E. ZIMMER
Signature of Seller

DIANA G. ZIMMER
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, RICHARD E. ZIMMER and DIANA G. ZIMMER, HUSBAND AND WIFE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Madison **, TENNESSEE, this** 30 **day of June, 2006.**

Notary Public

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

RICHARD C. CLINE

Property Address:

826 EAST MEADE AVENUE, MADISON, TENNESSEE 37115
Person Responsible for Taxes:

Mortgage Lenders of America
8400 W. 110th St. # 500
Overland Park, KS 66210

Map & Parcel #: MAP 051-04, PARCEL 137.00

AFFIDAVIT OF VALUE

STATE OF TN **:**
COUNTY OF Davidson **:**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **89200** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Richard C. Cline
Affiant

Sworn to and subscribed before me, a Notary Public, this 30 day of **June, 2006.**

Notary Public

My Commission Expires: 5/24/2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 06-7837

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 7 of Block "D" on the Revised Plan of Power and Roth's Madison Park Subdivision, of record in Book 843, Page 7, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 7 fronts 60 feet on the westerly side of East Meade Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to RICHARD E. ZIMMER and DIANA G. ZIMMER, HUSBAND AND WIFE, by Warranty Deed from Anthony D. Lynch and Lori D. Lynch, husband and wife, of record in Instrument Number 20050404-0036039, Register's Office for DAVIDSON County,Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (MAP 051-04, PARCEL 137.00).
2. All matters as set forth on the Revised Plan of Power and Roth's Madison Park Subdivision, of record in Plat Book 843, page 7, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.