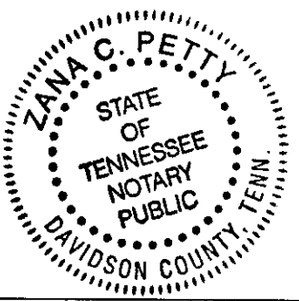
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 288,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of August, 2006

_____
Notary Public:

MY COMMISSION EXPIRES: 1-27-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
James A. Ziemba	NEW OWNER	Map 097
4940 John Hager Rd.		Group 16-0-A
Hermitage, TN 37076		Parcel 027 CO

FOR AND IN 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

Matthew S. Arant and wife, Michelle Y. Arant

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
James A. Ziemba and Jacquelyn A. Ziemba, husband and wife
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:

BEING Lot No. 1 on the Plan of First Revision, The Peninsula, Phase One, of record in Plat Book 9700, Page 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Matthew S. Arant and wife, Michelle Y. Arant by deed from John C. Huddleston and wife, Allyson M. Huddleston, of record in Instrument 20040727-0089781, dated July 23, 2004, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 9564, Page 693; Book 11258, Page 85; Book 9977, Page 359; Book 9754, Page 35; Book 11181, Page 371; Instrument 200303130033780, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 8; and (3) Utility Easement of record in Instrument 200103280029697 and Instrument 200104180038172, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4940 John Hager Rd., Hermitage, TN 37076

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 hands this 8th day of August, 2006.

_____
Matthew S. Arant

_____
Michelle Y. Arant

Davidson County DEEDWARR
Recvd: 08/11/06 10:38 2 pgs
Fees:13.00 Taxes:1065.60

20060811-0099074

FILE BOX 45

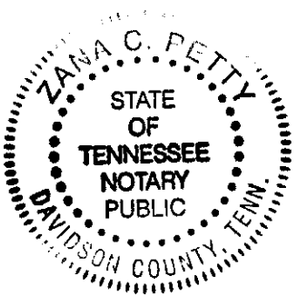
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew S. Arant and wife, Michelle Y. Arant, 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 and official seal at Nashville, Tennessee this 8th day of August, 2006.

My Commission Expires: 1-27-07

Notary Public



FILE BOX 45