THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25730-07-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $360,000.00 Affiant Subscribed and sworn to before me this 11th day of August, 2006. Notary Public NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Rachel Zijlstra Andries Zijlstra 1015 Villa Place Nashville, TN 37212	**Send Tax Bills To:** SunTrust Mortgage, Inc. 201 4th Ave. North/7th Floor Nashville, TN 37219	**Tax Information:** Map No.105.01-0 Parcel No. 119.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Derek E. Pearson, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rachel Zijlstra and husband, Andries Zijlstra** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1015 Villa Place, Nashville, Tennessee 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 11th day of August, 2006.

Derek E. Pearson

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Derek E. Pearson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of August, 2006.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 08/15/06 13:17 2 pgs
Fees:13.00 Taxes:1332.00

20060815-0100366

EXHIBIT "A"

Land in Davidson County, Tennessee, being the northerly 50 feet of Lot No. 14 on the Plan of B.F. Shields Heirs' Addition, as of record in Book 57, page 31, Register's Office for said County, Tennessee.

Said part of Lot No. 14 fronts 50 feet on the Westerly side of Villa Place and runs back between parallel lines 150.8 feet, more or less, to an alley.

Being the same property conveyed to Elaine Pearson, married, and Derek E. Pearson, unmarried, by deed dated March 29, 2002 from John Randy McKnight, Jimmie Crutcher, Grace E. Jones McClinton, Gerald L. Jones and Terry Jones, devisees under the Last Will and Testament of Grace Leach Jones of record as Instrument No. 20020402-0039937, Register's Office for Davidson County, Tennessee. Said property conveyed to Derek E. Pearson from Elaine Pearson by quitclaim deed of record as Instrument No. 20060815-0100365 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County Taxes which have been prorated by the parties and assumed by the Grantee; and
2. All matters appearing on the Plan of record as Book 57, page 31, Register's Office for Davidson County, Tennessee.