WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $97,000.00.

Affiant

Subscribed and sworn to me on August 30, 2006

NOTARY PUBLIC

My Commission Expires: 1/27/07

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

Davidson County DEEDWARR
Recvd: 08/31/06 15:06 2 pgs
Fees:13.00 Taxes:358.90

20060831-0107999

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Melissa S. Zahn 5842 Brentwood Trace Brentwood, TN 37027	Same	160-14-B-138.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Stefan Joseph Speligene and wife, Lizanne Speligene, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Melissa S. Zahn, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit 5842 on the Plan of Brentwood Trace Condominiums, Revised, of record in Plat Book 5200, page 261, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed from Deborah J. Hassell, unmarried by Warranty Deed dated February 28, 2003 to Lizanne Walters of record in Instrument No. 20030303-0027538, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2006 Davidson County and subsequent taxes are assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities and all other matters of record applicable to this property.

This property is also known as improved property located at 5842 Brentwood Trace, Brentwood, TN 37027.

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, her successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

Stefan Joseph Speligene, husband of Lizanne Speligene, joins in this conveyance for the purpose of transferring any marital interest he may have in the property.

WITNESS our hands on August 30, 2006.

Lizanne Speligene as atty in fact for Stefan Joseph Speligene
Stefan Joseph Speligene

Lizanne Speligene
Lizanne Speligene

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 30, 2006, before me personally appeared Gary Stefan Joseph Speligene and wife Lizanne Speligene to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on August 30, 2006.

John Cobb Rochford
NOTARY PUBLIC

My Commission Expires: 1/27/07

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned Notary Public in and for said State and County the aforesaid, Lizanne Spiligene, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-Fact** of Stefan Joseph Spiligene (herein called the "**Maker**"), or a constituent of the **Maker** or by its constituent, the constituent being authorized by the **Maker** to execute this instrument as the free act and deed of the **Maker** on this 30th day of August, 2006.

My Commission Expires:
1/27/07

John Cobb Rochford
Notary Public

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE