03

Realty Title
40-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

mail

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $765,000.00

Affiant

Subscribed and sworn to before me, this 14th day of July, 2006.

Notary Public
My commission expires: 2/22/2009

03-0607-33845

Address of New Owner:	Send Tax Bills to:	Tax Information
Joseph E. Zenker		159-100.00
1002 Old Hickory Blvd.	New Owner	
Brentwood TN 37027		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Brian T. Church, unmarried, and Lew Moore, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Joseph E. Zenker and wife, Robin H. Zenker, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

See attached Exhibit "A".

Being the same property conveyed to Brian T. Church and Lew Moore by deed from State Street Bank and Trust Company, as Custodian/Trustee for Series 1999-12 GRP III, dated 9-22-05, recorded 10-02-03, of record in Instrument No. 20031002-0145518, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1002 Old Hickory Blvd., 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 10/02/06 16:07 3 pgs
Fees:18.00 Taxes:2830.50

20061002-0121992

WITNESS my hand this 14th day of July, 2006.

Brian T. Church
By: Kim Church, Attorney in Fact

Lew Moore

Kim Church

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lew Moore and Kim Church, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 14th day of July, 2006.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

My Commission expires 02/22/09

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 Kim Church, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Brian T. Church and that she is authorized by Brian T. Church to execute this instrument on his behalf.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of July, 2005.

Diane K. Mann
Notary Public at Large

My commission expires: 2/22/09

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

Exhibit A

Land in Davidson County, Tennessee described according to a survey made by John Kohl, Surveyor, dated August 25, 1967, as follows:

Beginning at a point in the center of Old Hickory Boulevard, at the southwest corner of Pinkelton Tract, said point being 685 feet west of the southwest corner of the Hightower Property; thence with the center of said Boulevard, North 88 deg. 15' West, 100.5 feet to a point; thence leaving said Boulevard , North 3 deg 25' East 1246 feet to a point in the center line of an access road; thence with the same, southeasterly 144.7 feet to a point in Pinkelton's west line; thence with the same, South 3 deg. 25' West, 1,138 feet to the point of beginning.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED