1 BW

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

39-B
File #07-1043

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael K. Echols**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Regan W. Ziegler, an unmarried man,** hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:
To Wit:

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Phase One, Section Two, Townhomes of Fredericksburg, of record in Book 9700, page 364, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Michael K. Echols by deed from Mitchell L. Graves, a single person, dated August 16, 2002 of record in Instrument No. 20020821-0101355, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 641 Old Hickory Blvd Unit 140, 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 9th day of February, 2007

Davidson County DEEDWARR
Recvd: 02/15/07 10:42 2 pgs
Fees:13.00 Taxes:913.90
20070215-0019302

Michael K. Echols

State of OHIO
County of TRUMBULL

On this 9th day of February, 2007, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Michael K. Echols, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Patricia L. Sabella
Notary Public

My Commission Expires: _____

Patricia L. Sabella
Notary Public, State of Ohio
My Commission Expires Feb. 21, 2009

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 247,000.00.

Kim W. Illiams
Affiant

Sworn and subscribed before me on this the 9th day of February, 2007.

Kimberly D Hicks
Notary Public

My Commission Expires: 5-18-10

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires MAY 18, 2010

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Regan W. Ziegler 641 Old Hickory Blvd Unit 140 Brentwood, TN 37027	new owner	171-3-B-84CO