State of **Tennessee**
County of **Davidson**

This actual consideration or value – whichever is greater- is **$73,000.00**

_____ Affiant

Subscribed and sworn before me this the **15th Day of March , 2007**

SUSAN MAGNUSON Notary Public At Large RUTHERFORD COUNTY TN

Notary Public
My Commission Expires: 9/1/10

Davidson County DEEDWARR
Recvd: 03/26/07 15:17 2 pgs
Fees:13.00 Taxes:270.10

20070326-0036283

Warranty Deed

Instrument prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Boulevard Suite 700
Lavergne, TN 37086

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Steven P. Ziel	**2711 Edge O Lake Drive**	**Bank of America**
208 Highland Avenue	**Nashville, Tennessee 37217**	**900 W. Trade Street**
Smyrna, Tennessee 37167		**Charlotte, NC 28255**
	Map 149-4 Parcel 34	

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged

WILLIAM B. HEINEN, JR., MARRIED

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

STEVEN P. ZIEL, UNMARRIED AND SHERYL ZIEL, JOINT TENANTS WITH RIGHT OF SUVIVORSHIP

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in a **DAVIDSON** COUNTY, TENNESSEE, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 186 on the Plan of Edge-O-Lake Estates, Section II, of record in Book 3600 , page 72, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said Lot No. 186 fronts 78.0 feet on the southwesterly side of Edge-O-Lake Drive and extends back 162.61 feet on the northwesterly line and 127.44 feet on the southeasterly line to a dead line in the rear which is a broken line measuring 119.70 feet thereon.

Being the same property conveyed to William B. Heinen, Jr., married by Warranty Deed from Drusilla J. Baltimore, unmarried of record in Book 11694, page 799, Register's Office for Davidson County, Tennessee, dated September 29, 1999.

Subject to all matters of record in Plat Book 3600, page 72, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 3811, page 984, Register's Office for Davidson County, Tennessee.

Subject to any easement and/or restriction of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this 15th Day of March, 2007

William B. Heinen, Jr.

William B. Heinen, Jr.

Tammi Heinen

Tammi Heinen

STATE OF TENNESSEE

COUNTY OF WILSON

On this **15th** Day of **March, 2007**, before me appeared

William B. Heinen, Jr. and wife, Tammi Heinen

To me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her free and and deed. Witness my hand and official seal.

My Commission Expires 9/17/07

Notary Public

SUSAN MARIE
Notary Public At Large
RUTHERFORD COUNTY