THIS INSTRUMENT PREPARED BY:
CHAFFIN, BURNSED & SMITH, PLLC
One American Center
3100 West End Avenue, Suite 550
Nashville, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 06/01/07 11:27 2 pgs
Fees:13.00 Taxes:1063.75
20070601-0065112

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 083-09-0-401.00

The actual consideration or value, whichever is greater, for this transfer is $287,500.00

Affiant

Subscribed and sworn to before me this the 31 day of May, 2007.

My Commission Expires: 1/24/09

Notary Public

LINDA F. BURNSED
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:

Carol C. Ziegler, Trustee, the Carol Cathleen Ziegler Living Trust, dated April 20, 2005
(Name)
1509 Woodland Street
(Street Address)
Nashville, TN 37206

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **STACEY L. MARTIN, married,** hereinafter called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **CAROL C. ZIEGLER, Trustee, THE CAROL CATHLEEN ZIEGLER LIVING TRUST, dated April 20, 2005,** hereinafter called the "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, State of Tennessee, being Lot No. 16 in the subdivision of the Lindsley 29 acre tract, a plan of which is of record in Book 57, Page 66, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Said Lot No. 16 fronts 50.0 feet on the north side of Woodland Street and runs back between parallel lines 140.00 feet to an alley.

Being the same property conveyed to Stacey L. Martin by deed from Gene D. Davidson, II, and Regina N. Davidson, husband and wife, of record as Instrument No. 20060113-0005593, Register's Office for Davidson County, Tennessee. Stacey L. Martin has since married. Her husband, Jorgan Valkaer, joins in this conveyance to convey any marital interest he may have in the property.

BEING improved property known as: 1509 Woodland Street, Nashville, TN 37206.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback

lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have prorated between Grantor and Grantee and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," her successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and "Grantor" does further covenant and bind herself, her heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," her successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused her name to be affixed hereto on this 31st day of May, 2007.

Stacey L. Martin

Jorgen Valkaer,
By:

Stacey L. Martin, attorney-in-fact
Stacey L. Martin, his attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Stacy L. Martin** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 31st day of May, 2007.

Notary Public

My Commission Expires: 1/24/09

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Stacey L. Martin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the Attorney-In-Fact for **Jorgen Valkaer** and that she as such Attorney-In-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Jorgen Valkaer**, the barganior, by the said **Stacey L. Martin**, as Attorney-In-Fact.

Witness my hand and official seal in Nashville, Tennessee, this 31st day of May, 2007.

Notary Public

My Commission Expires: 1/24/09

Z:/keveretty/4398 Martin to Ziegler/WD