Davidson County DEEDWARR
Recvd: 06/04/07 09:45 2 pgs
Fees:13.00 Taxes:2027.60

20070604-0065792

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $548,000.00

Affiant

Subscribed and sworn to before me, this 25th day of May, 2007.

Notary Public
My commission expires: 5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010

05-0705-63624

Address of New Owner:	Send Tax Bills to:	Tax Information
B & B Investment Properties	OWNER	158-07-0 022.00
1830 Cromwell Drive	4600 FRANKLIN RD.	
Nashville TN 37216-5616	FRANKLIN TN 37069	

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, **William A. Zoephel and wife, Karen D. Zoephel**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **B & B Investment Properties of Brentwood, Rodney Brower, Partner**, 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:

Land in Davidson County, Tennessee, beign Lot No. 18, on the plan of Forrest Trails, of record in Book 3700, Pages 24 and 25, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to George Dean Vanderhoof and wife, Barbara Ellan Reich by deed from Zaki Nabih Daouk and wife, Michelle Anne Dauok, dated 8/19/2004, recorded 8/25/2004, of record in Instrument No. 20040825-0102914, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to William A. Zoephel and wife, Karen D. Zoephel by deed from George Dean Vanderhoof and wife, Barbara Ellen Reich, dated 5/26/2006, recorded 5/31/2006, of record in Instrument No. 20060531-0063755, 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 1830 Cromwell Drive, Nashville, TN 37216-5616

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.

WITNESS my hand this 25th day of May, 2007.

William A. Zoephel Karen D. Zoephel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **William A. Zoephel and Karen D. Zoephel**, 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 Brentwood, TN, this 25th day of May, 2007.

Angela A. Ramsey
State of Tennessee at Large

My Commission expires: 5/22/2010

