This document prepared by (and after recording return to):	
Name:	**Consumer Trust Title & Escrow, LLC**
Firm/Company:	
Address:	**219 Ward Circle**
Address 2:	**Suite 5**
City, State, Zip:	**Brentwood, TN 37027**
Phone:	**(615) 369-0039**

Davidson County DEEDWARR
Recvd: 07/05/07 11:29 3 pgs
Fees:18.00 Taxes:1073.00

20070705-0079961

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **MICHAEL F. NOLAN AND WIFE, MADEENA SPRAY NOLAN**, hereinafter "collectively" referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **ROLFF ZWIEP AND CYNTHIA J. HICKS** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson County, State of Tennessee, to-wit:

BEING THE EASTERLY PART OF LOT NO. 147 ON THE BELMONT LAND COMPANY'S PLAN OF LOTS CALLED BELMONT HEIGHTS, AS OF RECORD IN BOOK 421, PAGE 34, REGISTER'S OFFICE FOR SAID COUNTY AND BEING DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF ASHWOOD AVENUE, 50 FEET EASTERLY FROM THE CORNER OF LOTS NOS. 147 AND 148 ON SAID PLAN, BEING SIMON GHERTNER'S SOUTHWEST CORNER; THENCE PARALLEL WITH, AND 50 FEET EASTERLY FROM, THE LINE BETWEEN SAID TWO LOTS; NORTHERLY 150 FEET, MORE OR LESS, TO THE SOUTHWESTERLY MARGIN OF AN ALLEY; THENCE WITH SAID MARGIN OF SAID ALLEY, IN A SOUTHEASTERLY DIRECTION 154.3 FEET, MORE OR LESS, TO THE NORTHERLY MARGIN OF ASHWOOD AVENUE; THENCE WITH THE NORTHERLY MARGIN OF ASHWOOD AVENUE, 93 FEET, MORE OR LESS, TO THE BEGINNING.

THIS BEING THE SAME PROPERTY CONVEYED TO MICHAEL F. NOLAN AND WIFE, MADEENA SPRAY NOLAN BY WARRANTY DEED OF RONALD R. SHINN AND WIFE, BARBARA A. SHINN DATED SEPT. 1, 1976 AND RECORDED IN BOOK 5066, PAGE 492, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Map Parcel Number: 104-16-97

This property is known as: **1700 ASHWOOD AVENUE, NASHVILLE, TN 37212**

Subject to all matters shown on the Plat of record in Book 421, Page 34, Davidson County, TN, Register of Deeds.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 2 day of July, 2007.

Michael F. Nolan

Madeena Spray Nolan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL F. NOLAN AND MADEENA SPRAY NOLAN with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 02 day of July, 2007.

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires JAN. 20, 2009

Grantor(s) Name, Address, phone:
MICHAEL F. NOLAN AND
MADEENA SPRAY NOLAN

Grantee(s) Name, Address, phone:
ROLFF ZWIEP AND CYNTHIA J. HICKS
7202 ASHWOOD AVENUE
NASHVILLE, TN 37212

SEND TAX STATEMENTS TO:

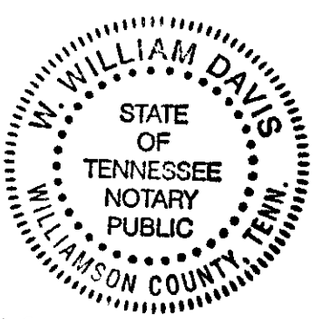
GRANTEE

State of TENNESSEE
County of Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$290,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 2nd day of July, 2007.



(Seal)

My Commission Expires JAN. 20, 2009

My commission expires:

_____

Affiant

Joey Sanders
Type or Print Name

Notary Public

William Davis
Type or Print Name