STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00.

Affiant

MARJORIE A. HAINES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires October 24, 2010

Sworn to and subscribed before me, the undersigned, a Notary Public this 9th day of July, 2007.

Notary Public

My Commission Expires: 10-24-10

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 07/10/07 08:46 2 pgs
Fees:13.00 Taxes:1776.00
20070710-0081939

ADDRESS NEW OWNER(S) AS FOLLOWS:
Richard J. Nickels and wife, Amy S. Nickels

5303 Lancelot Rd.
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

159030014.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, William A. Zoephel and spouse, Karen D. Zoephel hereinafter referred to as Grantors, hereby transfer and convey to Richard J. Nickels and wife, Amy S. Nickels, hereinafter referred to as Grantees, their heirs 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, being Lot No. 35 on the plan of Camelot Acres, Section Two, of record in Book 3700, Page 151, Register's Office for Davidson County, Tennessee. Said Lot No. 35 fronts 254.93 feet on the easterly margin of Lancelot Road and extends back 258.9 feet on the southerly line and 184.93 feet on the easterly line to a broken line in the rear, measuring 465.79 feet thereon.

Being the same property conveyed to William A. Zoephel and spouse Karen D. Zoephel by Warranty Deed from Rocco Mercante and spouse, Cynthia B. Mercante of record in Instrument No. 20060426-0047712, Register's Office for Davidson County, Tennessee, dated 4/24/06.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 3700, Page 151, Register's Office of said County.

Easement for Sanitary Sewer and / or Storm Drainage, of record in Book 7825, page 262, said Register's Office.

Easement for 75 foot minimum building setback line from Lancelot Road and a 10 foot easement for public utility and drainage purposes along the rear line; and a 5 foot easement for access and drainage purposes along the easterly line of said lot, of record in Book 3700, page 151, said Register's Office.

~~Restrictive covenants/Declaration of covenants, conditions and restrictions contained in instrument of record in Book 4193, page 144, said Register's Office.~~ WAZ by KM Atty in fact KDZ by KM Atty in fact

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5303 Lancelot Rd., ~~Nashville~~ Brentwood, TN. WAZ by KM Atty in fact KDZ by KM Atty in fact

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 and assigns forever, and Grantors do covenant with the said **GRANTEES** that Grantors are lawfully seized 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; and Grantors do further covenant and bind themselves my heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hand this 9th day of July, 2007.

William Zoephel by Krista Missall
William A. Zoephel by Krista D. Missall, Attorney in Fact

Karen Zoephel by Krista Missall
Karen D. Zoephel by Krista D. Missall, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Krista D. Missall, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is/are, the **Attorney-in-Fact** of William A. Zoephel and Karen D. Zoephel (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 7/9/2007.

My Commission Expires:.

, Notary Public.

K. THOMAS SIDWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

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