THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***263,000.00.

Affiant

Subscribed and sworn to before me this 26th day of July 2007.

Notary Public

My Commission Expires: 09.30.2009

Davidson County DEEDWARR
Recvd: 07/27/07 11:20 2 pgs
Fees:13.00 Taxes:973.10
20070727-0089435

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Kathleen Kanter 1618 Sumner Avenue Nashville, Tennessee 37206	SAME	MAP 083-06-0 PARCEL 065.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Sixty-Three Thousand and 00/100 Dollars ($***263,000.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Mark A. Zook and wife, Lauren B. Zook, (hereinafter called the "GRANTORS "), have bargained and sold, and by these presents do transfer and convey unto Kathleen Kanter, and husband Byron Brill, (hereinafter called the "GRANTES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 21 on the Plan of Subdivision of Lots 8,9,10 and part of Lot No. 7 in Block, Lots 13 and 14 in Block B and all of Block C in the Subdivision of Weakley Place of record in Plat Book 547, Page 12, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Mark A. Zook and wife, Lauren B. Zook from Sheila Dial by deed dated September 29, 2004 of record as Instrument No. 20040930-0118167, Register's Office for Davidson County, Tennessee.

This is improved property known as 1618 Sumner Avenue Nashville, Tennessee 37206.

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.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees herein.

2. Matters, if any, shown on the Plan of Subvision of Lots 8, 9 and 10 and part of Lot No. 7 in Block A, Lots 13 and 14 in Block B and all of Block C in the Subdivision of Weakley Place of record in Book 547, Page 12, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves and their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, her heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF we have hereunto set our hands on this the 26th day of July 2007.

Mark A. Zook

Lauren B. Zook

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark A. Zook and Lauren B. Zook, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of July 2007.

Notary Public

My Commission Expires: 09.30.2009

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 263,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 27th DAY OF July 20 07

Deputy Register