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 $***295,500.00.

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 11:22 2 pgs
Fees:13.00 Taxes:1093.35
20070727-0089437

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER

Mark A. Zook
605 Meadow Glen Court
Nashville, Tennessee 37221

SEND TAX BILLS TO

Synovus Mortgage Corp.
2204 Lakeshore Drive
Birmingham, AL 35209

MAP & PARCEL NOS.

MAP 155-16-0 A
PARCEL 039.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Ninety-Five Thousand Five Hundred and 00/100 Dollars ($***295,500.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, David S. Simms and wife, Joni T. Simms, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Mark A. Zook and wife, Lauren B. Book, (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot 31 on the Plan of Traceside Subdivision, Section Two, of record in Plat Book 7900, Pages 980-981, 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 David S. Simms and wife, Joni T. Simms from Centrex Real Estate Corporation by deed dated April 26, 1996 of record in Book 10031, Page 859, Register's Office for Davidson County, Tennessee.

This is improved property known as 605 Meadow Glen Court Nashville, Tennessee 37221.

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 Traceside Subdivision, Section Two, of record in Book 7900, Page 980-981, 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, their 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.

David S. Simms

Joni T. Simms

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 David S. Simms and Joni T. Simms, 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