WARRANTY DEED

R-BB-07-2403

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF July, 2007.

Notary Public

MY COMMISSION EXPIRES: 9/20/08
(AFFIX SEAL)

ANGELA SCHMIDT NOTARY PUBLIC STATE OF TENNESSEE Exp. 9/20/08 DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 08/08/07 11:38 2 pgs
Fees:13.00 Taxes:647.50

20070808-0094861

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lynne Ferrell Head	National City Bank (NAME)	
2403 Vale Lane (ADDRESS)	3232 Newmark Dr. (ADDRESS)	73-12-88
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Miamisburg, OH 45342 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SANDRA ZEIGLER, AN UNMARRIED PERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LYNNE FERRELL HEAD, AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 106, SECTION ONE, SUNSET VIEW, RESUBDIVISION OF LOTS 99-107 OF REVISION ONE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 3106, PAGE 57, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO SANDRA ZEIGLER, AN UNMARRIED PERSON BY WARRANTY DEED FROM PAUL S. TRICKEY, AN UNMARRIED PERSON, RECORDED ON THE 9TH DAY OF JANUARY, 1998 IN BOOK 10752, PAGE 681, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 3106, PAGE 57; EASEMENT FOR SANITARY SEWER AND/OR STORM DRAINAGE OF RECORD IN BOOK 6740, PAGE 964, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 2403 Vale Lane, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 31st day of July, 2007.

Sandra Zeigler

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sandra Zeigler, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of July, 2007.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903