Davidson County DEEDWARR
Recvd: 08/17/07 09:28 2 pgs
Fees:13.00 Taxes:1657.60
20070817-0098403

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $448,000.00

Affiant

Subscribed and sworn to before me, this 16th day of August, 2007.

Notary Public
My commission expires: 4/22/09

05-0707-63737

Address of New Owner:	Send Tax Bills to:	Tax Information
Michele A. Powers 318 Hurst Drive Old Hickory TN 37138	SAME	053-11-0-A 001.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Dale W. Ziesmer and wife, Jane G. Ziesmer, as Trustees of The Dale W. Ziesmer and Jane G. Ziesmer Revocable Living Trust Dated June 29, 2005**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Michele A. Powers, unmarried**, hereinafter called the Grantees, their successors 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. 1, on the Plan of First Revision Golf Club Place, Phase I, of record in Instrument No. 20000726-0073971, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dale W. Ziesmer and wife, Jane G. Ziesmer by deed from Jerry Lemons, dated November 20, 2000, recorded November 21, 2000, of record in Instrument No. 20001121-0115083, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Dale W. Ziesmer and wife, Jane G. Ziesmer, as Trustees of The Dale W. Ziesmer and Jane G. Ziesmer Revocable Living Trust Dated June 29, 2005 by Quitclaim Deed from Dale W. Ziesmer and Jane G. Ziesmer, husband and wife, dated June 29, 2005, recorded August 4, 2005, of record in Instrument No. 20050804-0091626, Register's Office for Davidson County, Tennessee.

This property is improved property known as 318 Hurst Drive, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 10th day of August, 2007.

Dale W. Ziesmer, Trustee
Dale W. Ziesmer, Trustee

Jane G. Ziesmer, trustee
Jane G. Ziesmer, Trustee

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Dale W. Ziesmer and Jane G. Ziesmer,*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 10th day of August, 2007.

*Trustees

Notary Public
State of Tennessee at Large

My Commission expires: 5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010