(1)

WARRANTY DEED G-RA-07-1305	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00 Affiant Subscribed and sworn to before me, this 5th DAY OF November, 2007. Notary Public MY COMMISSION EXPIRES (AFFIX SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires NOV. 22, 2008

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
Michael R. Zeller	Michael R. Zeller	
1107 Douglas Ave.	(NAME) 1107 Douglas Ave.	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37206	83-1-287
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHERYL L. MCGEE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL R. ZELLER, UNMARRIED, 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 NO. 22 AND THE WESTERLY 1/2 OF LOT NO. 21 ON THE PLAN OF LOVE'S RESUBDIVISION OF GREENWOOD, OF RECORD IN BOOK 332, PAGE 4, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT 22 AND PART OF LOT 21 FRONT TOGETHER 75 FEET ON THE NORTHERLY MARGIN OF MCKENNIE STREET AND EXTENDS BACK 171.85 FEET ON THE EASTERLY LINE AND 169.3 FEET ON THE WESTERLY LINE, TO A LINE IN THE REAR MEASURING 75 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO CHERYL L. MCGEE BY QUITCLAIM DEED FROM ALBERT E. MENDEZ, III, RECORDED ON THE 1ST DAY OF MAY, 1979 IN BOOK 5428, PAGE 754, 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.

unimproved ( )
This is improved (X) property, known as 1305 McKennie Avenue, Nashville, Tennessee 37205
(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.

Davidson County DEEDWARR
Recvd: 11/08/07 12:40 2 pgs
Fees:13.00 Taxes:425.50
20071108-0131977

Witness my/our hand(s) this 5th day of November, 2007.

Cheryl L. McGee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cheryl L. McGee, 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 5th day of November, 2007.

Notary Public

My Commission Expires: 11/22/08

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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