37-474

Davidson County DEEDWARR
Recvd: 12/07/07 10:58 2 pgs
Fees:13.00 Taxes:888.00
20071207-0141692

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 30th day of November, 2007 by and between **Ellenita S. Zimmerman, Trustee of the Ellenita S. Zimmerman Trust No.1, dated April 15, 2005**, hereinafter referred to as GRANTOR, and **Stephen H. Zimmerman and wife, Judith L. Zimmerman**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Lot 2, the Re-Subdivision of Parts of Lots 60 and 61, Sutten Hill Section, Marengo park, as shown on plat of record in Plat Book 3500, page 121, together with an easement for sanitary sewer to serve said Lot 2, of record in Plat Book 3870, page 386, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This Conveyance May Be Subject to the Following:

1) Sanitary Sewer Easement of record in Book 3870, page 386, Register's Office for said County.

Being the same property conveyed to Ellenita S. Zimmerman, or her Successors, as Trustee of the Ellenita S. Zimmerman Trust No. 1, dated April 15, 2005 by Quitcliam Deed from Ellenita S. Zimmerman, a single woman, dated April 15, 2005 and recorded April 18, 2005 of record in Instrument No. 20050518-0055810, Register's Office for Davidson County, Tennessee. For previous reference see Deeds of record in Instrument No. 20041228-0153279, 20001114-0112785 and Book 4131, page 482, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: **2904 McNairy Lane, Nashville, TN 37204**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

SIGN HERE

WITNESS MY HAND on the day and year first above written.

Ellenita S. Zimmerman, Trustee

Ellenita S. Zimmerman, Trustee
of the Ellenita S. Zimmerman
Trust No.1, dated April 15, 2005

INDIVIDUAL
STATE OF _____
COUNTY OF _____

CAROL BANNAN
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF SHIAWASSEE
MY COMMISSION EXPIRES 05/16/2014
Acting in the County of Ingham

STATE OF MICHIGAN NOTARY PUBLIC CAROL BANNAN

Personally appeared before me, a Notary Public of said county and state, Ellenita S. Zimmerman Trustee of the Ellenita S. Zimmerman Trust No.1, dated April 15, 2005, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 30th day of November, 2007.

Carol Bannan
Notary Public

My Commission Expires:_____

Name and Address of Property Owner:
Stephen H. Zimmerman and Judith L. Zimmerman
2904 McNairy Lane, Nashville, TN 37204

Send Tax Statements to:
Franklin American Mtg. Co.
501 Corporate Centre Dr. #400
Franklin TN 37067

Map & parcel 118.10-0-195.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $240,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Cynthia Ann Gore
Affiant

Sworn to and subscribed before me, a Notary Public, this 30th day of November, 2007.

Leah A. Turner
Notary Public

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 26, 2008

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

27-1-474