WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $55,000.00.

Elizabeth Thomas
Affiant

Sworn to and subscribed before me on this the 26th day of June, 2008.

M.V. Brooks
NOTARY PUBLIC
My Commission Expires: 05/12/08

M. V. BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

MORTGAGEE:

Old Hickory Credit Union
P. O. Box 431
Old Hickory, TN 37138

Address New Owner:	Send Tax Bills to:	Map-Parcel
Mr./Ms. James M. Ziegler	Same as Mortgagee	044-11 0 087.00
103 Orchard Drive		
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **ZAN WAYNE DICK and wife, MARY W. DICK (formerly Mary E. Wysong)**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **JAMES M. ZIEGLER and wife, JILL J. ZIEGLER**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Davidson County DEEDWARR
Recvd: 06/30/08 13:47 2 pgs
Fees:13.00 Taxes:203.50
20080630-0067220

LAND in Davidson County, TN, being Lot No. 188 on the Plan of Section A, Village of Old Hickory as of record in Book 1424, Page 68, said Register's Office. Said Lot No. 188 fronts 70.0 feet on the Northeast margin of Orchard Drive and runs back 125.5 feet on the Northwest lot line and runs back 37.5 feet on the Southeast lot line to a line in the rear which measures 111 feet thereon.

BEING the same property conveyed to ZAN WAYNE DICK and MARY E. WYSONG (both unmarried) by Deed dated October 2, 1986, and executed by NEELY PAUL RUST and wife, BARBARA HUNTER RUST, PHILLIP ANDREW RUST and wife, ELAINE H. RUST and CAMELIA JANE JOHNSON and husband, GEORGE ROY JOHNSON and recorded in Book 7003, Page 995, said Register's Office.

The said Mary W. Dick and Mary E. Wysong are one in the same person.

This is improved property known as 103 Orchard Drive, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 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/our) hand(s) this the 26th day of June, 2008, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Zan Wayne Dick
ZAN WAYNE DICK

Mary W. Dick
MARY W. DICK

STATE OF WEST VIRGINIA

COUNTY OF KANAWHA

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, ZAN WAYNE DICK and wife, MARY W. DICK, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Charleston, West Virginia, this the 26th day of June, 2008.

Deborah A. Harris
NOTARY PUBLIC

My Commission Expires: 02-02-15

OFFICIAL SEAL
NOTARY PUBLIC
State of West Virginia
Deborah A. Harris
BesTitle Agency, Inc.
1538-A Kanawha Boulevard East
Charleston, WV 25311
My commission expires February 2, 2015