WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

Subscribed and sworn to before me, this 27th day of July, 2009

Notary Public

MY COMMISSION EXPIRES: 11/22/10
(AFFIX SEAL)

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura N. Zeigler	New Owner	172-09-O-A
(NAME)	(NAME)	(MAP)
6221 Banbury Station		030.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37027		
(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 consideration, the receipt of which is hereby acknowledged, I/we, Kurtis Kreplin and spouse, Sherri L. Kreplin, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Laura N. Zeigler, unmarried, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 30, on the Plan of Third Revision of Section One, Banbury Crossing, of record in Plat Book 9700, pages 536 and 537, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Kurtis Kreplin and Sherri L. Kreplin, husband and wife, by deed from Frank J. LoPresti, unmarried, of record in Instrument No. 20070118-0007344, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 6221 Banbury Station, Brentwood, Tennessee 37027

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 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.

BILL GARRETT, Davidson County
Trans:T20090050825 DEEDWARR
Recvd: 07/28/09 12:11 2 pgs
Fees:13.00 Taxes:1424.50
20090728-0070622

Witness my/our hand(s) this 27th day of July, 2009.

Kurtis Kreplin by Rita Morgan-Patel
Kurtis Kreplin
By: Rita Morgan-Patel,
Attorney-in-Fact

Sherri L. Kreplin by Rita Morgan-Patel
Sherri L. Kreplin
By: Rita Morgan-Patel,
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Rita Morgan Patel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney in Fact for Kurtis Kreplin and Sherri L. Kreplin, the within named bargainors, and that she as such Attorney-in-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name, Kurtis Kreplin and Sherri L. Kreplin, the bargainors, by the said, Rita Morgan-Patel, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 27th day of July, 2009.

Judy S. Wells
Notary Public

My Commission Expires: 9/3/2012

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN