THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 29414-03-2010** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $200,000.00. Affiant Subscribed and sworn to before me this 23rd day of March, 2010. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: Robert P. Ziegler, Patricia M. Ziegler 1413 Clifton Lane Nashville, TN 37215	**Send Tax Bills To:** new owner	**Tax Information:** Map and Parcel No.: 11712004500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Janice Faye Shive, Jimmy Kay Smith, Margaret Dianne Earley, devisees under the will of Marie Smith Morris, deceased**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert P. Ziegler and wife, Patricia M. Ziegler** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1413 Clifton Lane, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 23rd day of March, 2010.

Janice Faye Shive

Janice Faye Shive

Janice Faye Shive P.O.E.

Janice Faye Shive, Executrix Executrix

Jimmy Kay Smith by Janice Faye Shive

Jimmy Kay Smith
By Janice Faye Shive, Attorney-in-Fact

Margaret Dianne Earley

Margaret Dianne Earley

BILL GARRETT, Davidson County
Trans:T20100017869 DEEDWARR
Recvd: 03/26/10 14:47 2 pgs
Fees:13.00 Taxes:740.00
20100326-0022842

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Janice Faye Shive, and Margaret Dianne Earley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of March, 2010.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Janice Faye Shive, Executrix, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of March, 2010.

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF DAVIDSON My Commission Expires MAY 8, 2012

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Janice Faye Shive, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for the said Jimmy Kay Smith and is authorized by the said Jimmy Kay Smith to execute this instrument on his behalf.

Witness my hand, at Office, this 23rd day of March, 2010.

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires MAY 8, 2012

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Hawthorne Subdivision as of record in Plat Book 1424, page 22, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Marie S. Morris by Installment deed dated November 6, 1973 from William Robert Dotson, unmarried of record in Book 4762, page 382, Register's Office for Davidson County, Tennessee. Marie S. Morris died on January 16, 2010. By the will of Marie Smith Morris, Docket No. 10P256, Office of the Davidson County Probate Clerk, subject property passed to Janice Faye Shive, Jimmy Kay Smith and Margaret Diane Earley.

This conveyance is made subject to:

1. 2010 County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3966, page 153, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 1424, page 22, Register's Office for Davidson County, Tennessee.