TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00 -

- - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid by Barry Zeitlin and wife, Linda P. Zeitlin,

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, the said Andrew Ewing, Trustee, acting pursuant to the powers conferred upon me by a certain deed of record in Book 2445, page 220, Register's Office for Davidson County, Tennessee, reference being made to said deed for the powers therein conferred upon me, hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 23 on the Plan of Chickering Valley, as of record in Book 2331, pages 121, 122 and 123, Register's Office for said County.

Said Lot No. 23 fronts 220 feet on the easterly side of Chickering Lane, and runs back 438.2 feet on the southerly line and 455 feet on the northerly line, to a dead line in the rear on which it measures 65 feet.

Being part of the property conveyed to Andrew Ewing, Trustee, by deed from Timothy C. Martin, et als, as of record in Book 2445, page 220, said Register's Office.

This conveyance is made subject to restrictions recorded July 11, 1956, in Book 2542, page 25, Register's Office for Davidson County, Tennessee, and the recorded Plan which shows an Owner's Certificate, a 75-foot set-back line from Chickering Lane, and a 10-foot easement across the rear of the lot.

The above described property is unencumbered except taxes for 1961 which have been prorated and assumed by the Grantees herein.

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, insofar as I, as Trustee, am authorized so to do, but not otherwise.

Whenever 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 our hands this 4th day of May, 1961.

Andrew Ewing, Trustee (signed)
Andrew Ewing, Trustee

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Personally appeared before me, Betty Poage, a Notary Public in and for said County and State, the within named Andrew Ewing, Trustee, the bargainors, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 4th day of May, 1961.

Commission expires October 26, 1963

Betty Poage (signed)
Notary Public.

Warranty Deed

From

38375

ANDREW EWING, TRUSTEE

To

BARRY ZEITLIN AND WIFE,

LINDA P. ZEITLIN

Published by

TENNESSEE TITLE COMPANY

NASHVILLE, TENNESSEE

Murphree Mfg. Co.