WARRANTY DEED

BOOK 4454 PAGE 629

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
M. L. Irwin, Jr., et ux	J.J. KISLAK MORTGAGE Corp M. L. Irwin, Jr., et ux	148-15
(NAME)	(NAME)	
4944 Cimarron Way	1101 BRICKELL AVE	Pcl 33
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
ANTIOCH Nashville, Tennessee 37013	MIAMI, FLORIDA Nashville, Tennessee 33131	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- Dollars, cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, BARRY ZEITLIN and wife, LINDA ZEITLIN,

have this day bargained and sold, and do hereby transfer and convey unto the said M. L. IRWIN, JR., and wife, SANDRA F. IRWIN, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being lot No. 118 on the Plan of Apache Hills, Section III, as of record in book 4175, page 9, Register's Office for said County.

Said lot No. 118 fronts 70 feet on the southerly sideof Cimarron Way and runs back between parallel lines 190.00 feet on the west and 160.6 feet on the east to a dead line in the rear on which it measures 90.1 feet.

Being part of the same property conveyed to Barry Zeitlin and wife, Linda Zeitlin, by deed from Great Western Builders, Inc., a Tennessee corporation, of record in book 4353, page 667, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in book 4225, page 657, book 4361, page 162, Register's Office for Davidson County, Tennessee; owner's certificate, a 30-foot minimum building setback line from Cimarron Way and a 10 foot easement for public utility and drainage purposes along the rear line of said lot and a 2.5 x 25 foot utility anchor easement located on the southwesterly front corner of said lot, as shown on plan of record in book 4175, page 9, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 20,000.00

Subscribed and sworn to before me, this the 26th day of October 1970

Affiant

My commission expires: (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as Cimarron Way, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said M. L. IRWIN, JR., and wife, SANDRA F. IRWIN, their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except by restrictive covenants, owner's certificate, setback lines and easements, as hereinabove set forth, and taxes for the year 1970, which have been prorated and assumed by Grantees.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said M. L. Irwin, Jr., and wife, Sandra F. Irwin, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 23 day of October, 1970

corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Barry Zeitlin

Linda Zeitlin

This instrument prepared by:
Edwards, Schulman, McCarley,
Hollins & Pride
200 American Trust Building
Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *a Notary Public in and for said County and State,* Barry Zeitlin and wife, Linda Zeitlin, ... *the within named bargainor* ..... *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* ..... *day of* October, *1970.*

Frances Ewin *Notary Public*

Commission expires 12/22/72

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* .... *he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

Witness my hand and seal, at office in ..... *this* ..... *day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

OCT 26 70	CONV	21,000.00				
OCT 26 70	S'TAX		A*	54.60		
OCT 26 70	PR'FEE		A*	.50		
OCT 26 70	W'DEED		A*	3.00	*	58.10

WARRANTY DEED

FROM
Barry Zeitlin et ux

TO
M. L. Irwin, Jr., et ux

A 94174

IDENTIF. REFERENCE

OCT 26 9 15 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE