WARRANTY DEED BOOK 4481 PAGE 299

Mail to

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Fannie Lipschutz Zeman	Fannie Lipschutz Zeman	Map 28
502 Dorothy Drive Apt. 121 Golden Isle Drive (NAME)	Same (NAME)	pt par 2
Hallendale, Florida 33009 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (P. O ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

Four Thousand ($4,000.00) and no/100 - - - - - - - - - - *Dollars,*

of which $1,000.00 has been paid in cash by Fannie Lipschutz Zeman, the receipt of which is hereby acknowledged and for the remainder, $3,000.00 the said Fannie Lipschutz Zeman has executed her one promissory note of even date herewith for $3,000.00 payable to the order of Sam Zeitlin and wife Janice P. Zeitlin in three annual installments for $1.000.00 each with interest at the rate of 6% per annum, payable annually, the first installment falling due one year from date and the others annually thereafter and to secure the payment of all of which, together with attorney's fees in event of default in payment, a lien is hereby expressly retained.

We, Sam Zeitlin and wife Janice P. Zeitlin

have this day bargained and sold, and do hereby transfer and convey unto the said

Fannie Lipschutz Zeman

her

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being the easterly half of lot No. 15 on the plan of Henry Floto Estate, as of record in book 421, page 147, Register's Office for said County, described as follows: Beginning at stone, Bigg's N. E. Corner, thence N. 35 degrees west 148 poles to the center of Big Marrowbone Creek and with meanders of same S. 45 degree W. 16 poles; S. 60 degrees W. 22 poles to the northeasterly line of the property conveyed to Forrest F. Evans and wife by deed from Sam Zeitlin and wife of record in book 4405, page 509 said Register's Office; thence with said line south 27 degrees east 1849 feet; thence 85 degrees east 40 feet; S. 80 degrees E. 16 poles; S. 50 degrees E. 20 poles; thence leaving the Hollow and passing Bigg's Corner at 1 pole N. 55 degrees E. 33 poles to the beginning, containing 40.6 acres more or less.

Being part of the property conveyed to Sam Zeitlin and wife Janice P. Zeitlin by deed from John M. Ray and wife of record in book 2959, page 127, said Register's Office.

This instrument was prepared by James R. Wyatt, 100 39th. Ave. No. Nashville, Tenn.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 4,000.00

Subscribed and sworn to before me, this the 15 day of January 1971

Affiant

My commission expires: (Affix Seal)

Notary Public

This is unimproved (X) improved ( ) property, known as (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

Fannie Lipschutz Zeman

her

(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.*

We *further covenant and bind* ourselves our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Fannie Lipschutz Zeman

her

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* S *this* 15th *day of* January, 19 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Sam Zeitlin

X Janice P. Zeitlin

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, FRANK I. ST. CHARLES, III, *a Notary Public in and for said County and State,* Sam Zeitlin and wife Janice P. Zeitlin

*the within named bargainor*s, *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* 15th *day of* January, *19*71.

Frank I. St. Charles, III
Notary Public

FRANK I. ST. CHARLES, III NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires August 12, 1974
Commission expires

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 .....

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 4000.00. Affiant Sam Zeitlin

Subscribed and sworn to before me this 22nd day of Feb. 1971.

Deputy Register W. Williams

FEB22F CONV *4,000.00
FEB22F S'TAX A* 10.40
FEB22F PR'FEE A* .50
FEB22F W'DEED A* 3.00 * 13.90

WARRANTY DEED

FROM

Sam Zeitlin, etux

TO

Fannie Lipschutz Zeman

B 05427

IDENTIF. REFERENCE

FEB 22 2 44 PM '71

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