Address New Owner and send
Tax Bills To:
J. Jefferson Edwards, Trustee
12th Floor
Third National Bank Bldg
Nashville, Tennessee

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 7,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 31 day of Dec 79

My Commission Expires 9-12-78

BOOK 4984 PAGE 575

DEED

FOR AND IN CONSIDERATION of the sum of Seven Thousand Five Hundred and no/100 Dollars ($7,500.00), Albar Building Industries, a partnership composed of Barry Zeitlin and wife, Linda Zeitlin, have this day bargained and sold, and does hereby transfer and convey unto the said J. Jefferson Edwards, Trustee, with full power to mortgage, sell, transfer and convey, without joinder of any beneficiary, his successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

For a point of beginning, commence at the northwest corner of the intersection of Mill Creek Drive and Clubhouse Lane, as shown on a plan entitled Mill Creek Club Condominium Townhouses, Section 1, Phase 1, of record in Book 4860, page 11, Register's Office for said county, thence along the northerly margin of said Clubhouse Lane N 89°39'00" W, a distance of 97.82 feet to a point; thence with a curve to the right, having a radius of 225 feet, a distance of 235.62 feet to a point; thence N 29°39'00" W, a distance of 130.00 feet to a point; thence with a curve to the left, having a radius of 275 feet, a distance of 110.39 feet to a point; thence N 52° 39'00" W, a distance of 75.00 feet to the point of beginning. Thence with a curve to the left, having a radius of 50.00 feet, a distance of 218.63 feet to a point; thence S 40°28'05" W, a distance of 200.00 feet to a point; thence N 49°31'55" W, a distance of 292.00 feet to a point; thence N 40°28'05" E, a distance of 158.61 feet to a point; thence N 89°00'00" E, a distance of 207.79 feet to a point; thence S 28°55'10" E, a distance of 91.46 feet to the point of beginning, containing 1.481 acres, more or less.

Being part of the same property conveyed to the Grantor by deed from Alan L. Saturn, Trustee, of record in Book 4926, page 671, said Register's Office.

Grantor reserves to itself, its successors and assigns, easements for an electrical power line and two sewer lines (which join at an existing manhole near the center of the property), said easements to include the right of relocation, repair and/or replacement of the same, at the expense of the Grantor, so long as the Grantee's use of the property and service from said utilities is not impaired thereby; provided, nevertheless, that the Grantee shall have the right, at its expense, to make connections onto each of the utilities within said easements to serve improvements to be placed by it upon the property. The right is reserved to the Grantee also to relocate any of said lines at its expense, so long as the Grantor's use of the same, and of its adjoining property, is not impaired thereby. Further, in the case of the electrical power line, the Grantee, his successors and assigns, is granted hereby an easement from the property along the existing line to the Nashville Electric Service pole and transformer for purposes of repair, replacement, relocation, and/or addition thereto.

"THIS INSTRUMENT PREPARED BY JAMES L VANCE BERRY
ATTORNEY, 21st - FLOOR FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238"

To have and to hold said real estate, with the appurtenances, estate, title and interest belonging to the said J. Jefferson Edwards, Trustee, his successors and assigns forever. Albar Building Industries 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.

Albar Building Industries further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said J. Jefferson Edwards, Trustee, his successors and assigns, against the lawful claims of all persons.

Witness its hand, this 31 day of December, 1975.

ALBAR BUILDING INDUSTRIES

By Partner Barry Zeitlin

By Partner Linda Zeitlin

D 30433

IDENTIF. REFERENCE T

JAN 2 8 22 AM '76

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

JAN-27 CONV *7,500.00
JAN-27 S TAX B* 19.50
JAN-27 PR FEE B* .50
JAN-27 W DEED B* 4.00 * 24.00

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Eleanor J. Jackson, a Notary Public of the state and county aforesaid, personally appeared Barry Zeitlin and Linda Zeitlin, with whom I am personally acquainted, and who, upon their several oaths, acknowledged themselves to be partners of Albar Building Industries, a partnership, and that they as such partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as such partners.

Witness my hand and seal at office in Nashville, Tennessee, this 31 day of December, 1975.

ELEANOR J JACKSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Eleanor J. Jackson
Notary Public

My commission expires: 1/29/78