BOOK 5718 PAGE 465

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

**FROM**

Richard D. Bird, Trustee

**TO**

Bruce D. Zeitlin

For draftsman's use

THIS INSTRUMENT PREPARED BY:
GRACEY, MADDIN, COWAN & BIRD
Attorneys-at-Law
100 Court Square Building
300 James Robertson Parkway
Nashville, Tennessee 37201

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Bruce D. Zeitlin (NAME) | SAME (NAME) | 116-8-G161 |
| 4312 Sunnybrook Dr. (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 116-8-G163 |
| Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | 116-8-G164 |

(FOR REGISTER'S USE)

IDENTIFICATION REFERENCE

MAR 6 2 33 PM '81

FILED FOR RECORD IN THE REGISTER DAVIDSON COUNTY, TENN.

RUSH

G 3 2 1 8 6

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$94,658.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF March, 1981.

Notary Public

MY COMMISSION EXPIRES: 7-17-81

(AFFIX SEAL)

**For and in Consideration of** the sum of Ten and No/100 ---------- DOLLARS

I, / Richard D. Bird, Trustee, with full powers, etc., have bargained and sold, and by these presents do transfer and convey unto the said Bruce D. Zeitlin his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Certain building sites being Lots No. 161, 163, and 164, as shown on the Plan of Sugartree, Phase III, which is of record in Book 5050, Pages 67-71, Register's Office for Davidson County, Tennessee, to which specific reference is here made and together with an appurtenant, non-exclusive interest in the common and limited common areas as shown on said Plan and as provided in the Declaration of Covenants, Conditions, and Restrictions referred to hereinbelow.

Being part of the same property conveyed to James I. Vance Berry, Trustee, by Deed from Woodmont Country Club of record in Book 4793, Page 189, Register's Office for Davidson County, Tennessee, Richard D. Bird, Trustee, having been appointed Successor Trustee in the place and stead of James I. Vance Berry, Trustee, by an instrument of record in Book 5033, Page 190, said Register's Office.

This conveyance is made subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 4857, Page 157, as supplemented and amended by instruments of record in Book 4874, Page 463, Book 4911, Page 356, Book 4996, Page 126, Book 5003, Page 688, Book 5087, Page 220, Book 5152, Page 401, Book 5514, Page 138, and Book 5691, Page 61, said Register's Office, and by setback lines, easements, limitations and conditions as shown on the said Plan of record.

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161 Charleston Park, Nashville, TN 37205
163 Charleston Park, Nashville, TN 37205 WD-2
164 Charleston Park, Nashville, TN 37205

This is { unimproved X / improved ( ) } property, known as ..... (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

**To Have and to Hold** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Bruce D. Zeitlin his heirs and assigns, forever.

And I do covenant with the said Bruce D. Zeitlin that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for 1981 real property taxes which have been prorated between the parties and assumed by Grantee

And I, Richard D. Bird, Trustee, do further covenant and bind myself, my successor ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Bruce D. Zeitlin his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 6th day of March, 19 81

Richard D. Bird, Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Ruth Anne Cauthren, a Notary Public in and for said County and State, the within named Richard D. Bird, Trustee

the bargainor , 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 6th day of March, 19 81.

Ruth Anne Cauthren, Notary Public.

Commission expires 7-17-83

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 .....

03/05 252.75 CHECK

3444

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____ BOOK 5718 PAGE 467

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 94658.00- CO | |
| | | | 246.22 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 252.72- | |
| | | | 344 A03/06/81 BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G321886

IDENTIF. REFERENCE

MAR 6 2 33 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 810204