BOOK 5839 PAGE 319

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF January, 19 82.

Notary Public

MY COMMISSION EXPIRES: 7/18/82

(AFFIX SEAL)

This instrument prepared by:
GULLETT, SANFORD & ROBINSON
230 Fourth Avenue North
Nashville, Tennessee 37219

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NELSON LANDEN, ET UX. (NAME)	METROPOLITAN FEDERAL SAVINGS & LOAN (NAME)	141-15-B
621 River Ridge Court (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue North (STREET ADDRESS)	29
Bellevue, TN 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, BARRY ZEITLIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NELSON LANDEN AND WIFE, MARIE LANDEN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 297 on the Plan of Rolling River Estates, Phase II, as of record in Book 5200, Page 7, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Barry Zeitlin by deed from Barry Construction Co. of record in Book 5839, Page 312, said Register's Office.

This conveyance is subject to:

(1) Deed of Trust of record in Book 5839, Page 314, securing to Metropolitan Federal Savings & Loan Association an indebtedness in the principal amount of $58,875.00.

(2) Restrictive Covenants of record in Book 4788, Page 960, as amended by instrument of record in Book 5871, Page 640 and made applicable to Phase II by instrument of record in Book 5214, Page 933;

(3) Declaration of Covenants, Conditions and Restrictions, including liens for annual and special assessments, contained in instrument of record in Book 4892, Page 689, and made applicable to Phase II by instrument of record in Book 5214, Page 933;

(4) By-laws of Rolling River Estates, Inc., of record in Book 4892, Page 679, and made applicable to Phase II by instrument of record in Book 5214, Page 933, said Register's Office;

(5) Plan of record at Book 5200, Page 7;

(6) Lien for taxes for 1982 which have been pro-rated and assumed by Grantees.

Linda Zeitlin joins in this conveyance for the purpose of conveying any marital interest she may have.

This is unimproved ( ) improved (X) property, known as 621 River Ridge Court (House Number) (Street) Bellevue, TN (P. O. Address) (City or Town) 37221 (Postal Zip)

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. Wherever 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 6th day of January, 19 82

BARRY ZEITLIN

LINDA ZEITLIN

STATE OF TENNESSEE
Davidson County

BOOK 5839 PAGE 320

Personally appeared before me, Jane Harrell, a Notary Public in and for said County and State, the within named BARRY ZEITLIN AND WIFE, LINDA ZEITLIN

the 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 6th day of January 1982

Commission expires 7-21-84

Jane Harrell
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
BARRY ZEITLIN

TO
NELSON LANDEN, ET UX.

G 74725

IDENTIF. REFERENCE

JAN 8 3 41 PM '82

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

6523 01/78 214.24 CHECK

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5839 PAGE 321

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

79900.00- CO
207.74 CO TX
.50 PRFEE
6.00 WDEED
CHECK 214.24-
6523A01/06/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 74725

IDENTIF. REFERENCE

JAN 8 3 41 PM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 861296