3080 08/29/83 575.90- CHECK

File Back 4

This Instrument Was Prepared By:
George E. Mudter, Jr., Esq.
Trabue, Sturdivant & DeWitt
26th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

Address New Owner(s):
Janice W. Ericson
4400 Charleston Place Circle
Nashville, Tennessee 37215

Send Tax Bills to:
Dominion Bancshares
Mortgage Corp.
9900 Main Street
Suite 200
Fairfax, VA 22031

Part of Map: 130-8
Parcel: 138
Field Book:

BOOK 6124 PAGE 303

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) Dollars and other good and valuable considerations, the receipt of all of which is hereby acknowledged, BRUCE ZEITLIN HOMES, INC. (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to JANICE W. ERICSON (the "Grantee"), its heirs and assigns, the following described land in Davidson County, Tennessee, to-wit:

> Being Unit No. 14, Lot 1, as depicted on the Condominium Site Plan of Charleston Place, Lots Nos. 1 and 2, as of record in Book 5200, page 593, Register's Office for Davidson County, Tennessee, the horizontal property regime thereof having been established by Master Deed of record in Book 5965, page 880, amended in Book 6071, page 499, and made applicable to Lots Nos. 1 and 2 by Supplemental Declaration, of record in Book 6122, page 319, said Register's Office.
>
> Being part of the same property conveyed to Bruce Zeitlin Homes, Inc. by deed from J. Greer Cummings, Jr., Trustee, of record in Book 5834, page 924, Register's Office for Davidson County, Tennessee, and part of the same property conveyed to Bruce Zeitlin Homes, Inc. by deed from Rubin Ruskin and wife, Sylvia S. Ruskin, of record in Book 6042, page 674, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) the aforementioned Master Deed and the By-laws incorporated therein; (2) 1983 taxes, which have been prorated and will be paid by the Grantor; (3) all matters appearing on the Plan of Charleston Place of record in Book 5200, page 351, as resubdivided in Book 5200, page 534; and (4) all matters appearing on the Site Plan of Lots Nos. 1 and 2, of record in Book 5200, page 593.

This is improved property known as 4400 Charleston Place Circle, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantee and its heirs and assigns, forever.

AND Grantor 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, except as herein set out. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to the Grantee, its heirs and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of August, 1983.

H 6 9 9 2 9

IDENTIF. REFERENCE

Aug 29 9 49 AM '83

FELIX Z. WILSCH II REGISTER
DAVIDSON COUNTY, TN

BRUCE ZEITLIN HOMES, INC.

By: _____
Bruce D. Zeitlin, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 6124 PAGE 304

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared BRUCE D. ZEITLIN, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President, of Bruce Zeitlin Homes, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 25th day of August, 1983.

Corrine B. Garrett
Notary Public

My Commission Expires: April 12, 1986

C. B. GARRETT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $219,000.00.

Janice W. Ericson
Affiant

C. B. GARRETT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Subscribed and sworn to before me, this 25th day of August, 1983.

Corrine B. Garrett
Notary Public

My Commission Expires: 4-12-86

Return to: cor
WILKINS & ADAMS, ATTORNEYS
2210 CRESTMOOR ROAD
P. O. BOX 150167
NASHVILLE, TENNESSEE 37215

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 6124 PAGE 305

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

219000.00- CO
569.40 CO TX
.50 PRFEE
6.00 WDEED
CHECK 575.90-
3080A08/29/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6.9.9 2 9

IDENTIF. REFERENCE

AUG 29 9 49 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 974504