CHICAGO TITLE INSURANCE CO.
FIRST AMERICAN CENTER
DEADRICK STREET
NASHVILLE, TENNESSEE 37238

21064 1

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):
Mr. and Mrs. Neal L. Hufford
4401 Charleston Place Circle
Nashville, Tennessee 37215

Send Tax Bills to:
Leader Federal Savings
& Loan Association
158 Madison Avenue
Memphis, Tennessee

Part of Map: ~~130-12~~ 130-8-B
Parcel: 39-
Field Book: Pur 9

BOOK 6161 PAGE 678

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 NEAL L. HUFFORD and wife, SUSAN D. HUFFORD (the "Grantees"), their heirs and assigns, the following described land in Davidson County, Tennessee, to-wit:

> Being Unit No. 1, Lot 6, as depicted on the Condominium Site Plan of Charleston Place, Lot No. 6, as of record in Book 5800, page 286, 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 Lot No. 6 by Supplemental Declaration, of record in Book 6157, page 879, 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 5983, page 202, 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) all matters appearing on the Plan of Charleston Place of record in Book 5200, page 351; and (3) all matters appearing on the Site Plan of Lot No. 6, of record in Book 5800, page 286.

This is improved property known as 4401 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 Grantees and their 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 Grantees, their 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 19th day of October, 1983.

BRUCE ZEITLIN HOMES, INC.

By: _____
Bruce D. Zeitlin, President

6984 10/24 577.20- CHECK
H 8 1 6 4 0
IDENTIF. REFERENCE
OCT 24 8 53 AM '83
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 5161 PAGE 679

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 (or proved to me on the basis of satisfactory evidence), 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, 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 19 day of October, 1983.

Notary Public

My Commission Expires: 4-14-87

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $219,500.00.

Affiant

Subscribed and sworn to before me, this
19 day of October, 1983.

Notary Public

My Commission Expires: 4-14-87

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

RECEIVED OF _____

FOR _____

BOOK 6161 PAGE 680

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
			219500.00- CAMT.	
			570.70 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	577.20-
6984A	10/24/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H81640

IDENTIF. REFERENCE

OCT 24 8 53 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 987982