2900

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

BOOK 6177 PAGE 353

Address New Owner(s):
Mr. & Mrs. James A. Stewart, Jr.
4402 Charleston Place Circle
Nashville, Tennessee 37215

Send Tax Bills to:
SAME

Part of Map: 130-8-138
Parcel: 130-8-136
Field Book: 7DA 45500
7DA 44850

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 JAMES A. STEWART, JR. and wife, SUSAN B. STEWART (the "Grantee"), its heirs and assigns, the following described land in Davidson County, Tennessee, to-wit:

> Being Unit No. 13, 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) all matters appearing on the Plan of Charleston Place of record in Book 5200, page 351, as resubdivided in Book 5200, page 534; and (3) 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 4402 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 16th day of November, 1983.

BRUCE ZEITLIN HOMES, INC.

By: _____
Bruce B. Zeitlin, President

11717 526.50- CHECK

3259

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 6177 PAGE 354

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 16th day of November, 1983.

Notary Public

My Commission Expires: 11-17-84

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 $ 200,000.00 .

Affiant

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Subscribed and sworn to before me, this 16th day of November, 1983.

Notary Public

My Commission Expires: 11-17-84

H 8 6 9 3 0

IDENTIF. REFERENCE

Nov 17 10 17 AM '83

FEE REGISTER DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6177 PAGE 355

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

200000.00- CAMT.
520.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 526.50-
3259A11/17/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H86930

IDENTIF. REFERENCE

Nov 17 10 17 AM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 994058