#3178

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter Jr., Atty.
254 Highlands Bldg.
Brentwood, Tennessee 37027

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Prepared solely upon information furnished by the parties hereto

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr./Mrs. Gordon Stoker (NAME)	SAME (NAME)	130-8
4408 Charleston Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	140
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	7DA-45504

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, BRUCE ZEITLIN HOMES, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GORDON STOKER and wife EMMA JEAN STOKER

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit No. 10, Lot 3, on the Condominium Site Plan of Charleston Place, Lots 3 and 4, as of record in Plat Book 5200, page 461, Register's Office for said County, to which plan reference is made for a more complete description, the Horizontal property regime thereof having been established by Master Deed recorded in Book 5965, page 880, said Register's Office.

Being part of the same property conveyed to Bruce Zeitlin Homes, Inc., by deed from J. Greer Cummings, Trustee, of record in Book 5778, page 572, said Register's Office.

This conveyance is made subject to: (1) 1984 Taxes, which have been prorated and assumed by the Buyers; (2) Master Deed and By-laws of record in Book 5965, page 880; (3) Easement contained in Deed of record in Book 5969, page 311; and (4) All matters appearing on the Plan of record in Plat Book 5200, page 461, said Register's Office.

11396

IDENTIF. REFERENCE

APR 6 9 30 AM '84

FEE $ [illegible] REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved(XX) property, known as 4408 Charleston Place Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 30th day of March, 1984

BRUCE ZEITLIN HOMES, INC.

BY: Bruce D. Zeitlin, Pres.

BRUCE D. ZEITLIN, President

STATE OF TENNESSEE
COUNTY OF _____

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared BRUCE D. ZEITLIN with whom I am personally acquainted (**) and who, upon oath, acknowledged him self to be President of the BRUCE ZEITLIN HOMES, INC. the within named bargainor, a corporation, and that as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said BRUCE D. ZEITLIN as such President.

Witness my hand and official seal, at Nashville, Tennessee this 30th day of March, 19 84.

Notary Public

Commission expires 1/20/85

** or proven to me on the basis of satisfactory evidence

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 19 84.

MY COMMISSION EXPIRES: 1/20/85
(AFFIX SEAL)

Notary Public

3546 04/06 617.50- CHECK

WARRANTY DEED

FROM BRUCE ZEITLIN HOMES, INC.

TO GORDON STOKER and wife, EMMA JEAN STOKER

RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926
File Box 38

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

RECEIVED OF _____

FOR _____

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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

235000.00- CAMT.
611.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 617.50-
6546A04/06/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

II 3919

IDENTIF. REFERENCE

APR 6 9 30 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 26362