#1540214-2 # 3392

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
George E. Mudter Jr., Atty.
254 Highlands Bldg.
Brentwood, Tennessee 37027

BOOK 6328 PAGE 136

PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES HERETO

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. and Mrs. J. Scott Watkins (NAME)	Fidelity Federal Savings and Loan (NAME)	Part of 130-8
4406 Charleston Place Circle (STREET ADDRESS OR ROUTE NUMBER)	401 Union (STREET ADDRESS)	139
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	FB# 7DA-45502

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 J. SCOTT WATKINS and wife KATHRYN L. WATKINS

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. 11, Lot No. 2 on the Plan of Charleston Place Condominiums, as of record in Plat Book 5200, page 593, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Bruce Zeitlin Homes, Inc., a Tennessee corporation, by deed from J. Greer Cummings, Jr., Trustee with full power to sell, mortgage, transfer, or convey without the joinder of any beneficiary, as of record in Book 5834, page 924, said Register's office.

This conveyance is made subject to: (1) 1984 Taxes, which have been prorated and assumed by the Buyer(s); (2) 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; and (3) All matters appearing on the Plan of record in Plat Book 5200, page 593, said Register's Office.

13109

IDENTIF. REFERENCE

JUN 29 2 33 PM '84

FEE $ 0.50 TAX 95.40
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 4406 Charleston Place Circle Nashville, Tennessee

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 27th day of June, 1984.

BRUCE ZEITLIN HOMES, INC.

BY: _____
BRUCE D. ZEITLIN, President

0672-595.40 - CHECK
9129

STATE OF TENNESSEE

BOOK 6328 PAGE 137

COUNTY OF _____

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 27th day of June, 19 84.

Jane Thomas Notary Public

Commission expires 1-19-88

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 226,500.00.

J. Scott Watkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June 19 84.

MY COMMISSION EXPIRES: 1-19-88
(AFFIX SEAL)

Jane Thomas
Notary Public

WARRANTY DEED

FROM

BRUCE ZEITLIN HOMES, INC.

TO

J. SCOTT WATKINS and wife,

KATHRYN L. WATKINS

Return to:
First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6328 PAGE 138

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			226500.00- CAMT.	
			588.90 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	595.40-
	9729A	06/29/84	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 3 1 0 9

IDENTIF. REFERENCE

JUN 29 2 33 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0048914