B0427

3638

BOOK 6480 PAGE 364

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. & Mrs. Paul B. Nutter
4413 Charleston Place Circle
Nashville, Tennessee 37215

Send Tax Bills to:
GOLDOME REALTY CREDIT CORP.
P.O. BOX 686
BUFFALO, NEW YORK 14240

Map: 130-08-0B
Parcel: 001-00-CO
Field Book: 7DA-45509

PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES HERETO

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 PAUL B. NUTTER and wife, JUDY S. NUTTER, (the "Grantees"), their heirs and assigns, the following described land in Davidson County, Tennessee, to-wit:

> Being Unit No. 7, Lot 4, as depicted on the Condominium Site Plan of Charleston Place, Lots Nos. 3 and 4, as of record in Book 5200, page 461, 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.
>
> Being part of the same property conveyed to Bruce Zeitlin Homes, Inc. by deed from J. Greer Cummings, Jr., Trustee, of record in Book 5778, page 572, 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 Lots Nos. 3 and 4, of record in Book 5200, page 461.

This is improved property known as 4413 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 17th day of January, 1985.

BRUCE ZEITLIN HOMES, INC.

By: Bruce D. Zeitlin, Pres.
Bruce D. Zeitlin, President

1.7.8.7.7.6

IDENTIF. REFERENCE T.

JAN 24 11 28 AM '85

FELIX A. ... JR. REGISTER
DAVIDSON COUNTY, TN

01/24 670.00- CHECK

3337

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 17th day of January, 1985.

Notary Public

My Commission Expires: 1/25/85

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $255,500.00.

Affiant

Subscribed and sworn to before me, this 17th day of January, 1985.

Notary Public

My Commission Expires: OCT 19, 1988

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

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RECEIVED OF _____

FOR _____

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

255500.00- CAMT.
664.30 CSTAX.
.50 PRFEE
6.00 WDEED
CHECK 670.80-
5937A01/24/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 8 7 7 6

IDENTIF. REFERENCE

JAN 24 11 28 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 103491