6047

FORM NO. WD-1

14747

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$95,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January 1985

Notary Public

MY COMMISSION EXPIRES: 4-15-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer, Attorneys, 212 Third Avenue North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL R. LEUZE (NAME)	Zeitlin Financial Services, Inc. (NAME)	MAP 141-15-C
1012 River Ridge Terrace (STREET ADDRESS OR ROUTE NUMBER)	4301 Hillsboro Road, Suite 107 (STREET ADDRESS)	PAR 74
Nashville, Tn. 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	

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, WE, ALLEN EARPS BUILDERS, INC.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL R. LEUZE and wife, MARIA S. LEUZE

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 221 on the Plan of Rolling River Estates, Phase 10, as of record in Plat Book 6200, Page 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Allen Earps Builders, Inc. by deed from Metropolitan Federal Savings and Loan, of record in Book 6312, Page 922, Register's Office for Davidson County, Tennessee.

I. 7. 9. 2. 3. 6.

IDENTIF. REFERENCE

JAN 29 11 35 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

01/25/85 253.50 - CHECK

This is unimproved ( )
This is improved ( ) property, known as 1012 River Ridge Terrace, Nashville, Tn. 37221
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

X

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

Witness my hand this 15th day of January, 1985

Allen Earps Pres.

ALLEN EARPS BUILDERS, INC.

5454

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ALLEN EARPS BUILDERS, INC.

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 Nashville, Tennessee, this 15th day of January 19 85.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Allen Earps and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the President and _____ respectively of the Allen Earps Builders, Inc. the within named bargainor, a corporation, and that (he) (they) as such President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Allen Earps as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville on this the 15th day of January, 19 85

My commission expires 4-15-87

Alan L Saturn
Notary Public

NOTARY PUBLIC
STATE AT LARGE
TENNESSEE

WARRANTY DEED

FROM
ALLEN EARPS BUILDERS, INC.

TO
MICHAEL R. LEUZE
MARIA S. LEUZE

PREPARED BY:
SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201
Phone: 259-3666

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

95000.00- CAMT.
247.00 CSTAX.
.50 PRFEE
6.00 WDEED
CHECK 253.50-
6454A01/25/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1:79:23:6

IDENTIF. REFERENCE

JAN 25 11 39 AM 1985

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 103997