BOOK 6542 PAGE 417

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF APRIL, 19 85

Notary Public

MY COMMISSION EXPIRES: 7/17/88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ELIZABETH W. MCDOW, 230 FOURTH AVENUE NORTH, NASHVILLE, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN B BEARDEN (NAME)	METROPOLITAN FEDERAL S & L ASS'N. (NAME)	MAP 143-2-B
734 HARPETH TRACE DRIVE (STREET ADDRESS OR ROUTE NUMBER)	230 FOURTH AVENUE, NORTH (STREET ADDRESS)	PARCEL 18
NASHVILLE, TN 37221 (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TENNESSEE 37219 (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, THE ZEITLIN GROUP, A JOINT VENTURE COMPOSED OF MARTIN CONSTRUCTION COMPANY AND JEFFREY CONSTRUCTION COMPANY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN B BEARDEN UNMARRIED

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 THE 2ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING UNIT 18 AS SHOWN ON THE PLAN OF TREETOPS AT HARPETH TRACE, A PLANNED UNIT DEVELOPMENT OF RECORD IN BOOK 5200, PAGE 775, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO THE ZEITLIN GROUP, A JOINT VENTURE COMPOSED OF MARTIN CONSTRUCTION COMPANY AND JEFFERY CONSTRUCTION COMPANY BY DEED FROM JOHN R. BEESLEY, III TRUSTEE OF RECORD IN BOOK 6296, PAGE 162, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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T
IDENTIF. REFERENCE

APR 26 10 50 AM '85

REGISTER
DAVIDSON COUNTY, TN

84/28 732.24- CHECK

This is unimproved ( ) improved (X) property, known as 734 HARPETH TRACE DRIVE NASHVILLE, TN 37221
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 OUR hand S this 24TH day of APRIL, 19 85

THE ZEITLIN GROUP
BY JEFFREY CONSTRUCTION COMPANY
BY
JEFFREY A. ZEITLIN, PRESIDENT

1939

STATE OF TENNESSEE
Davidson County

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

the bargainor___, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

_____ Notary Public

Commission Expires _____

STATE OF TENNESSEE
Davidson County

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared JEFFREY A. 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 the PRESIDENT of the JEFFREY CONSTRUCTION COMPANY a corporation, and that he as such PRESIDENT, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as PRESIDENT.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this 24th day of APRIL, 19 85.

June E. Atkinson Notary Public

Commission Expires 7/17/88

WARRANTY DEED

FROM

TO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

RECEIVED OF _____

FOR _____ BOOK 6542 PAGE 419

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
			109900.CO- CAMT.	
			285.74 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 898.24-	
1939A04/26/85			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 9 8 1 0

IDENTIF. REFERENCE

APR 29 10 50 AM 1985

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 128780