4254 File Book 58

WARRANTY DEED

BOOK 6701 PAGE 848

THIS INSTRUMENT PREPARED BY
George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 110
Nashville, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Patricia C. Brewer	Patricia C. Brewer	Map 131-1-F
(NAME)	(NAME)	
109 Chatsworth Drive	109 Chatsworth Drive	Parcel 14.
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215	Nashville, Tennessee 37215	
(CITY) (STATE) (P. O. ZIP)	(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, THE ZEITLIN GROUP, a Tennessee 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 Patricia C. Brewer

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Chatsworth, as of record in Plat Book 5200, page 575, 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 The Zeitlin Group, a Tennessee joint venture, composed of Martin Construction Company and Jeffrey Construction Company by deed from JNF Construction, Inc. of record in Book 6404, Page 124, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) 1985 taxes, which have been prorated and assumed by the Grantees; (2) Declaration of Covenants, Conditions, and Restrictions of record in Book 6049, page 665, amended in Book 6114, page 43; (3) Easement for waterline of record in Book 1108, page 487; (4) By-Laws of Chatsworth Homeowner's Association of record in Book 6049, page 681, amended in Book 6114, page 49, Register's Office for Davidson County, Tennessee; (5) Charter of Incorporation of Chatsworth Homeowner's Association of record in Book 6121, page 522, Register's Office for Davidson County, Tennessee; (6) All matters appearing on the Plan of record in Plat Book 5200, page 575.

RECEIVED FOR RECORD
NOV 5 3:41 PM '85
TENNESSEE REFERENCE
FEE $

unimproved ( )
This is improved (XX property, known as 109 Chatsworth Drive, 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 4th day of October, 19 85

THE ZEITLIN GROUP By: JEFFREY CONSTRUCTION COMPANY

By: Jeffrey A. Zeitlin
Jeffrey A. Zeitlin, President

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STATE OF TENNESSEE
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, 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 _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of 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 President of the Jeffrey Construction Company, 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 Jeffrey A. Zeitlin as such President.

Witness my hand and official seal, at Nashville, Tennessee, this 30th day of October, 1985.

Notary Public

My Commission Expires: 1/10/89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 228,000.00

Patricia C. Brewer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF October, 19 85

MY COMMISSION EXPIRES: 1/10/89
(AFFIX SEAL)

Notary Public

3579 11/05 599.30- CHECK
WARRANTY DEED

FROM THE ZEITLIN GROUP, a Tennessee joint venture

TO PATRICIA C. BREWER

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6701 PAGE 850

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

2280[illegible].00- CAPT.
592.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 593.30-
3579A11/06/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIFICATION REFERENCE

Nov 5 8 04 AM '85

No. 188862