THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Phillip Ritchie Jones 105 Chatsworth Drive Nashville, TN. 37215	Fleet Real Estate Funding Nashville, TN. 37202	MAP 131-1-F Parcel 16 7DA-90865

BOOK 6713 PAGE 712

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, 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 Grantor, has bargained and sold, and by these presents does transfer and convey unto PHILLIP RITCHIE JONES and wife, MARSHA BETH JONES hereinafter called the Grantee, Grantee's 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. 16 on the plan of Chatsworth of record in Book 5200, page 575, Register's Office for said County.

SAID Lot No. 16 fronts 64.64 feet on the westerly margin of Chatsworth Drive (Private ingress and engress and utility easement) and extends back 112.74 feet on the northerly line and 110.27 feet on the southerly line to a dead line in the rear, measuring 64.69 feet thereon.

BEING part of the same property conveyed to The Zeitlin Group a Tennessee Joint Venture composed of Martin Construction Company and Jeffrey Construction by deed from JNF Construction, Inc., a Tennessee Corporation of record in Book 6404, page 124, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6049, page 665, and amended in Book 6114, page 43, said Register's Office, and to the matters set forth in the above referenced plan of record.

5469

IDENTIFICATION REFERENCE

Nov 20 3 39 PM '85

FELIX Z. WILKINS REGISTER DAVIDSON COUNTY, TN

This is (un)improved property, known as 105 Chatsworth Drive, Nashville, TN. 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 15th day of November, 19 85.

THE ZEITLIN GROUP
BY: JEFFREY CONSTRUCTION COMPANY

BY: Jeffrey A. Zeitlin
Jeffrey A. Zeitlin, President

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6712 PAGE 713

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 245,000.00 .

Phillip Ritchie Jones
Affiant

Subscribed and sworn to before me, this the 15th day of November, 1985.

My Commission Expires: 11-1-87

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 Jeffrey Construction Company, a corporation, Joint Venturer of The Zeitlin Group, the within named bargainor, a joint venture, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the joint venture by him self as President.

Witness my hand and seal at office in Nashville, Tennessee, this the 15th day of November, 1985.

Christy Wilkins Ivey
Notary Public

My Commission expires:

11-1-87

WARRANTY DEED

from:

The Zeitlin Group, a Tennessee Joint Venture composed of Martin Construction Company and Jeffrey Construction Company

to:

Phillip Ritchie Jones, et ux

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

24358

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6713 PAGE 714

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

245000.00- CAMT.
637.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 643.50-
0619A11/20/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54609

IDENTIF. REFERENCE

Nov 20 3 29 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY

No. 193785