#4244 - File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

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George E. Mudter, Jr., Atty.
4301 Hillsboro Rd., Suite 110
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WILLIAM P. TITUS (NAME)	ZEITLIN FINANCIAL SERVICES, INC. (NAME)	Map 130-8-B
4411 Charleston Place Circle (STREET ADDRESS OR ROUTE NUMBER)	4301 Hillsboro Road, Suite 110 (STREET ADDRESS)	Parcel 11
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	F.B. #7DA-91119

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, BRUCE ZEITLIN HOMES, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM P. TITUS and wife, JUDITH W. TITUS

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

Being Unit No. 6, Lot 5, as depicted on the Condominium Site Plan of Charleston Place, Lot No. 5, as of record in Book 6200, page 80, 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, and made applicable to Lot No. 5 by Supplemental Declaration, of record in Book 6336, page 874, said Register's Office.

Being part of the same property conveyed to Bruce Zeitlin Homes, Inc. by deed from J. Greer Cummings, Jr., Trustee, of record in Book 5983, page 202, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Covenants, Conditions, Restrictions and Agreements of record in Book 5965, page 880, amended in Book 6071, page 499; and (2) All matters appearing on the Plan of Lot 5, Charleston Place of record in Book 6200, page 80 and on the Plan of Charleston Place of record in Book 5200, page 351.

6 4 1 0 7

IDENTIFICATION REFERENCE

DEC 27 8 22 AM '85

FELIX Z. ALSON JR. REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 4411 Charleston Place Circle, 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 23rd day of December, 1985

BRUCE ZEITLIN HOMES, INC.
By: Bruce Zeitlin
Bruce Zeitlin, President

STATE OF TENNESSEE
COUNTY OF _____

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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 DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared BRUCE ZEITLIN _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him self to be President of the BRUCE ZEITLIN HOMES, INC. _____, 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 Bruce Zeitlin as such President

Witness my hand and official seal, at Nashville, Tennessee
this 23rd day of December, 19 85.

Notary Public

Commission expires 1/10/89

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 262,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF December, 19 85.

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

Notary Public

WARRANTY DEED

FROM

BRUCE ZEITLIN HOMES, INC.

TO

WILLIAM P. TITUS and wife,

JUDITH W. TITUS

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 _____

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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

26000.00- CA TX
601.20 CO TX
.50 PRFEE
6.00 WD FEE
CHECK 637.70-
0200A12/27/05 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64107

IDENTIFICATION REFERENCE

Dec 27 8 28 AM '05

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 205090