4338 File Box 38

WARRANTY DEED

BOOK 6754 PAGE 346

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Rd., Suite 221
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BILLY MIKE SMITHSON	METFIRST FINANCIAL CO	Map 143-02-B
(NAME)	(NAME)	
752 Harpeth Trace Drive	211 North Robinson Avenue, #500	Parcel 27
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37221	Oklahoma City, Oklahoma 73102	F.B. #9DZ-73030
(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 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 BILLY MIKE SMITHSON and wife, JENNIFER LYNN SMITHSON

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:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Treetops at Harpeth Trace, as of record in Plat Book 5200, page 775, 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 by deed from John R. Beesley, III, Trustee, of record in Book 6296, Page 162, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Covenants, Conditions and Restrictions of record in Book 6287, page 417; (2) By-Laws in Book 6287, page 460; (3) Easements of record in Book 5142, page 694; Book 5360, page 320; Book 5364, page 882; and Book 4889, page 192; and (4) All matters appearing on the Plan of record in Plat Book 5200, page 775, said Register's Office.

6583 7.

IDENTIFICATION REFERENCE

JAN 3 8 21 AM '86

FELIX Z. WILSON III REGISTER DAVIDSON COUNTY TN

This is improved (XX) unimproved ( ) property, known as 752 Harpeth Trace Drive, Nashville, Tennessee 37221

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 31st day of December, 1985

THE ZEITLIN GROUP
By: MARTIN CONSTRUCTION COMPANY

By: Martin L. Zeitlin
Martin L. Zeitlin, President

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STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named THE ZEITLIN GROUP, A Joint Venture the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 31st day of December, 19 85.

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 MARTIN L. 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 Martin Construction Company, a corporation and a joint venturer of The Zeitlin Group, the within named bargainor, a joint venture, 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 MARTIN L. ZEITLIN as such President.

Witness my hand and official seal at Nashville, Tennessee this 31st day of December, 1985.

Notary Public

My Commission Expires: 1/10/89

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 116,900.00

Billy Mike Smithson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December 19 85.

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

Notary Public

WARRANTY DEED

FROM

THE ZEITLIN GROUP, A Joint Venture

TO

BILLY MIKE SMITHSON and wife, JENNIFER LYNN SMITHSON

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

116900.00- CAPT.
303.94 CSTAX
.50 PRFE
6.00 WDEED
CHECK 310.44-
227DA01/03/06 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6583 7

IDENTIFICATION REFERENCE

JAN 3 8 31 AM '06

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 207111