• #4299 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty. BOOK 6757 PAGE 26
4301 HIllsboro Rd., Suite 110
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DEBORAH AHLSTEDT (NAME)	ZEITLIN FINANCIAL SERVICES, INC. (NAME)	Map 104-8
1616 18th Avenue, South (STREET ADDRESS OR ROUTE NUMBER)	4301 Hillsboro Road, Suite 200 (STREET ADDRESS)	Parcel 262
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	F.B. #22W15385

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,

BLAIR BUILDERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DEBORAH AHLSTEDT and T. EDWARD AHLSTEDT, as Joint Tenants with Right of Survivorship and not as Tenants in Common

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 Unit No. 1616, together with the appurtenant interest in the common elements of Prestwick Place Condominiums, a horizontal property regime established by Master Deed and By-Laws of record in Book 6646, page 196, as amended in Book 6725, page 144, Register's Office for said County; said unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed.

Being part of the same property conveyed to Blair Builders by deed from Jon B. Sheridan and Nicholas D. Verban of record in Book 6516, Page 723, Register's Office for Davidson County, Tennessee.

6.6 7.2.6

IDENTIFICATION REFERENCE

JAN 7 9 07 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

This conveyance is made subject to: (1) Covenants, Conditions, Restrictions and Agreements of record in Book 6646, page 196, amended in Book 6725, page 144, Register's Office for Davidson County, Tennessee.

This is improved (XX) unimproved ( ) property, known as 1616 18th Avenue, South, Nashville, Tennessee 37212

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 30th day of December, 1985.

BLAIR BUILDERS, A Joint Venture
By: CUMBERLAND DEVELOPMENT GROUP, INC.

by Wolfgang Sauermann Secretary Treasurer
Wolfgang Sauermann, Secretary-Treasurer

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6757 PAGE 27

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 WOLFGANG SAUERMANN _____ 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 a Principal of the Blair Builders joint venture, the within named bargainor, a ~~corporation~~, and that as such Principal being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the ~~corporation~~ joint venture by the said Wolfgang Sauermann as such Principal.

Witness my hand and official seal, at Nashville, Tennessee this 30th day of December, 19 85.

_____ 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 Wolfgang Sauermann with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Secretary-Treasurer of Cumberland Development Group, Inc., a corporation, a joint venturer of the Blair Builders, the within named bargainor, a joint venture, and that as such Secretary-Treasurer being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Wolfgang Sauermann as such Secretary-Treasurer.

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

Dana B Smith
Notary Public

My Commission Expires: 3/23/88

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,900.00

Deborah Ahlstedt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December, 19 85.

MY COMMISSION EXPIRES: 3/23/88 (AFFIX SEAL)

Notary Public

STATE OF TENNESSEE
NOTARY PUBLIC AT LARGE

WARRANTY DEED

FROM

BLAIR BUILDERS

TO

DEBORAH AHLSTEDT and

T. EDWARD AHLSTEDT

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0928

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6757 PAGE 28

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

6950.00- CASH
181.74 CSTAX
.50 PRFEE
6.00 MORTG
CHECK 188.24-
3386A01/07/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6726

IDENTIFICATION REFERENCE

JAN 7 9 57 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 208200