#4689 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 5818 PAGE 980

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
RAYMOND ZIMMERMAN (NAME)	NEW OWNER (NAME)	Map 117-13-B
306 St. James Park (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 94
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

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RAYMOND ZIMMERMAN and wife, ARLENE ZIMMERMAN

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. 306 on the Plan of Phase One of Abbottsford as of record in Plat Book 6250, pages 419-421, amended in Book 6591, page 347, Book 6771, page 683, Book 6800, page 164, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to The Zeitlin Group, a Tennessee joint venture, composed of Martin Construction Company and Jeffrey Construction Company by deed from Abbott Martin Corporation, a Tennessee Corporation of record in Book 6544, page 712, said Register's Office.

This conveyance is made subject to: (1) 1986 Taxes; (2) Storm water detention agreement of record in Book 6555, page 328; (3) plat of Frank R. Leu property of record in Book 6250, page 418; (4) Restrictive covenants and reciprocal easement of record in Book 6478, page 177, amended in Book 6530, page 242; (5) Declaration of Covenants, Conditions, and Restrictions of record in Book 6537, page 303; (6) Charter of Incorporation of record in Book 6548, page 213; (7) Easement of record in Book 1037, page 572 and in Book 1286, page 690; and (8) All matters appearing on the plan of record in Book 6250, pages 419-421, amended in Book 6591, page 347, Book 6771, page 683, Book 6800, page 164, Register's Office for Davidson County, Tennessee.

8831 7

IDENTIFICATION REFERENCE

APR 3 8 32 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 306 St. James Park, 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 31st day of March, 1986.

THE ZEITLIN GROUP
By: Martin Construction Company

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

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, GEORGE E. MUDTER, JR., 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 he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 31st day of March, 1986.

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 $ 435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 19 86.

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

Notary Public

3258 06/03 1:37:33- CHECK

WARRANTY DEED

FROM

THE ZEITLIN GROUP

TO

RAYMOND ZIMMERMAN and wife,
ARLENE ZIMMERMAN

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 6819 PAGE 982

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

435000.00- CAMT.
1431.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 1137.50-
9258A04/03/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8831.7

IDENTIFICATION REFERENCE

APR 3 8 32 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 233430