#4895 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

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

BOOK 6876 PAGE 444

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RONALD E. ELLIOTT (NAME)	AMSOUTH MORTGAGE COMPANY, INC. (NAME)	Map 143-02-B
748 Harpeth Trace Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 847 (STREET ADDRESS)	Parcel 25
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35201 (CITY) (STATE) (ZIP)	F.B.# 9DZ-73028

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 RONALD E. ELLIOTT and wife, LaVERNE W. ELLIOTT

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. 25 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) 1986 Taxes, which have been prorated and assumed by the Grantees; (2) Declaration of Covenants, Conditions and Restrictions of record in Book 6287, page 417; (3) By-Laws of record in Book 6287, page 460; (4) Easements of record in Book 5360, page 320, Book 5364, page 882 and Book 4889, page 192; (5) Easement of record in Book 5142, page 694; and (6) All matters appearing on the Plan of record in Book 5200, page 775, Register's Office for Davidson County, Tennessee.

07012

IDENTIFICATION REFERENCE

JUN 4 8 50 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 748 Harpeth Trace Drive, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 29th day of May, 1986

The Zeitlin Group
By: Jeffrey A. Zeitlin
Jeffrey A. 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, the undersigned, a Notary Public of 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 President of the Jeffrey 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 Jeffrey A. Zeitlin as such President.

Witness my hand and official seal, at Nashville, Tennessee, this 29th day of May, 1986.

Notary Public

My Commission Expires: 4/19/87

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 117,900.00

LaVerne W. Elliott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May, 19 86.

MY COMMISSION EXPIRES: 4/19/87
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM The Zeitlin Group

TO RONALD E. ELLIOTT and wife,
LaVERNE W. ELLIOTT

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 6876 PAGE 446

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

DA 1T.
CSTAX
PRFEE
ABSEN
CHECK 313.04-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07.01.2

IDENTIFICATION REFERENCE

JUN 4 8 50 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 254962