#4901

WARRANTY DEED

BOOK 6924 PAGE 14

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 110
Nashville, Tennessee 37215
MORTGAGEE:

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES HOWARD GRANINGER (NAME)	THIRD NATIONAL MORTGAGE COMPANY (NAME)	Map 143-02-B
750 Harpeth Trace Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2628 (STREET ADDRESS)	Parcel 26CO
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	FB #9DZ-73029

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, MARTIN L. ZEITLIN and JEFFREY A. ZEITLIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES HOWARD GRANINGER, unmarried

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. 26 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 Martin L. Zeitlin and Jeffrey A. Zeitlin by deed from The Zeitlin Group of record in Book 6296, Page 174, rerecorded in Book 6446, page 142, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1986 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6287, page 417; (3) Easements of record in Book 5360, page 320, Book 5364, page 882, Book 4889, page 192, and Book 5142, page 694; (4) By-Laws of record in Book 6287, page 460; and (5) All matters appearing on the Plan of record in Plat Book 5200, page 775, said Register's Office.

22939

IDENTIFICATION REFERENCE

JUL 22 8 04 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 750 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 16th day of July, 19 86

MARTIN L. ZEITLIN

JEFFREY A. ZEITLIN

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARTIN L. ZEITLIN and JEFFREY A. ZEITLIN

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of July, 1986.

My commission expires 11-12-89 Notary Public Karen E. Farris

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

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

James Howard Graninger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July, 1986

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

Notary Public

WARRANTY DEED

FROM

MARTIN L. ZEITLIN and JEFFREY A. ZEITLIN

TO

JAMES HOWARD GRANINGER

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
			1'790[illegible] CO'VT,	
			330.12 CSTAX	
			.50 PRFE	
			6.00 MORTG	
			CHECK	3'6.62
			0104A07/22/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22939

IDENTIFICATION REFERENCE

JUL 22 8 04 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 273416