5117 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027
MORTGAGEE

BOOK 6955 PAGE 320

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOE B. DELOZIER (NAME)	ZEITLIN FINANCIAL SERVICES, INC. (NAME)	Map 103-15-B
4487 Post Place #54 (STREET ADDRESS OR ROUTE NUMBER)	4301 Hillsboro Road, Suite 200 (STREET ADDRESS)	Parcel 54
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	FB# 8DA-61353

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, EDWARD E. LITKENHOUS, JR. and LINN W. LITKENHOUS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOE B. DELOZIER and wife, JAN S. DELOZIER

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. 54 on the Plan of Lion's Head Condominium Apartments as of record in Plat Book 5200, page 82, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Edward E. Litkenhous, Jr. and Linn W. Litkenhous by deed from Edward E. Litkenhous, Sr., Edward E. Litkenhous, Jr. and Linn W. Litkenhous of record in Book 5647, page 98, said Register's Office.

This conveyance is made subject to: (1) 1986 Taxes; (2) Restrictions of record in Book 5340, page 70, corrected in Book 5342, page 683; (3) Easements of record in Book 6909, page 212, Book 3224, page 5271, and Book 3376, page 102, Book 3969, page 788, Book 4995, page 32 and Book 4889, page 140 and (4) All matters appearing on the Plan of record in Plat Book 5200, page 82, said Register's Office.

This property is not the primary residence of the Grantors herein.

337778

IDENTIFICATION REFERENCE

AUG 21 8 48 AM '86

FELIX E. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 4487 Post Place #54, Nashville, Tennessee 37205

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 18th day of August, 1986

Edward E. Litkenhous, Jr. by Lillian Johnson
EDWARD E. LITKENHOUS, JR.

Linn W. Litkenhous by Lillian Johnson
LINN W. LITKENHOUS

Lenore Litkenhous by Lillian Johnson
LENORE LITKENHOUS

Attorney in Fact for the said Edward E. Litkenhous, Jr., Lenore Litkenhous and Linn W. Litkenhous by Power of Attorney recorded simultaneously herewith

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:

On this 18th day of August, 1986, before me personally appeared ELLEN R. JOHNSON, to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of LINN W. LITKENHOUS, EDWARD E. LITKENHOUS, JR. and LENORE LITKENHOUS, and acknowledged that she executed same as the free act and deed of the said LINN W. LITKENHOUS, EDWARD E. LITKENHOUS, JR. and LENORE LITKENHOUS.

Witness my hand and seal, at office in Nashville, Tennessee, this 18th day of August, 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 $ 106,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF August 19 86

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

Notary Public

WARRANTY DEED

FROM

EDWARD E. LITKENHOUS, JR. and
LINN W. LITKENHOUS

TO

JOE B. DELOZIER and wife, JAN S. DELOZIER

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 6955 PAGE 322

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
			186000.00- CAMT.	
			296.80 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	303.30-
2580AC	8/21/86		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33778

IDENTIFICATION REFERENCE

AUG 21 8 48 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 285600