B-40

BOOK 7092 PAGE 981

WARRANTY DEED

FROM: JONATHON C. SCRUGGS, CHARLES A. SCRUGGS, III, and WILLIAM R. THURMAN, JR.

TO: MANUEL S. ZEITLIN and wife, JANICE T. ZEITLIN

THIS INSTRUMENT PREPARED BY:
James L. Beckner, Esquire
Baker, Worthington, Crossley,
Stansberry & Woolf
Thirtieth Floor, L & C Tower
Nashville, Tennessee 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Manuel S. Zeitlin (NAME)	Union Planters National Bank (NAME)	Map 104-12, Parcel 282
3007 BELMONT BLVD (STREET ADDRESS OR ROUTE NUMBER)	3904 HILLSBORO RD. (STREET ADDRESS)	
NASHVILLE TN 37212 (CITY) (STATE) (ZIP)	NASHVILLE TN 37215 (CITY) (STATE) (ZIP)	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $128,000.00.

Affiant

Subscribed and sworn to before me this the 31st day of December, 1986.

My commission expires: 5-13-90 (Affix seal) Notary Public

NOTARY PUBLIC AT LARGE TENN.

(FOR REGISTER'S USE)

79324

IDENTIFICATION REFERENCE

JAN 2 10 42 AM '87

FELIX Z. HAYGOOD, REGISTER
DAVIDSON COUNTY, TN

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS and other good and valuable considerations, cash in hand paid by MANUEL S. ZEITLIN and wife, JANICE T. ZEITLIN (the "Grantees" herein), the receipt whereof is hereby acknowledged, the undersigned Grantors, JONATHON C. SCRUGGS, CHARLES A. SCRUGGS, III, and WILLIAM R. THURMAN, JR. ("Grantors" herein), have bargained and sold, and by these presents do transfer and convey unto the said Grantees, MANUEL S. ZEITLIN and wife, JANICE T. ZEITLIN, their heirs, successors and assigns, certain real estate in Davidson County, State of Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being the south half of Lot No. 133, on the Plan of Belmont Heights Property, of record in Book 421, page 34, Register's Office for said County.

Said part of said lot fronts 50 feet on the west side of Belmont Boulevard, and runs bank between parallel lines 163 feet, more or less, to an alley.

Being the same property conveyed to Jonathan C. Scruggs, Charles A. Scruggs, III, and William R. Thurman, Jr., as tenants in common, by deed from Patt C. Corbin, of record in Book 6426, page 902, Register's Office of Davidson County, Tennessee.

The legal description and the state of title of the property have been furnished to the draftsman by the Grantor, by third parties or from the record. The draftsman assumes no liability as to the accuracy thereof.

SUBJECT TO:

1. 1986 taxes, a lien, due and payable.

2. All matters as shown on the Plan of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said MANUEL S. ZEITLIN and wife, JANICE T. ZEITLIN, their heirs, successors and assigns, forever.

And Grantors do covenant with the said Grantees, that they are lawfully seized and possessed of said real estate in fee simple; have a good right to convey it, and the same is unencumbered except as set out herein.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the

said real estate to the said MANUEL S. ZEITLIN and wife, JANICE T. ZEITLIN, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

RITA N. SCRUGGS, wife of JONATHON C. SCRUGGS, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said JONATHON C. SCRUGGS.

DATED as of this the 31st day of December, 1986.

Jonathon C. Scruggs
JONATHON C. SCRUGGS

Rita N. Scruggs
RITA N. SCRUGGS

Charles A. Scruggs III
CHARLES A. SCRUGGS III

William R. Thurman Jr.
WILLIAM R. THURMAN, JR.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Virgie Loretta Coleman, a notary public for the state and county aforesaid, JONATHON C. SCRUGGS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of December, 1986.

Virgie Loretta Coleman
Notary Public

My Commission Expires:
July 10, 1990

SCRUGGS1.JLB

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Virgie Loretta Coleman, a notary public for the state and county aforesaid, RITA N. SCRUGGS, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of December, 1986.

Virgie Loretta Coleman
Notary Public

My Commission Expires:
July 10, 1990

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Virgie Loretta Coleman, a notary public for the state and county aforesaid, CHARLES A. SCRUGGS, III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of December, 1986.

Virgie Loretta Coleman
Notary Public

My Commission Expires:
July 10, 1990

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Virgie Loretta Coleman a notary public for the state and county aforesaid, WILLIAM R. THURMAN, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of December, 1986.

Virgie Loretta Coleman
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires:
July 10, 1990

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7092 PAGE 986

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

[illegible] CANT.
350.40 CSTAX
.50 [illegible]
15.00 [illegible]
CHECK 370.90-A
4204AE1/30/87 SAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79324

IDENTIFI REFERENCE

JAN 2 10 42 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 29862