#5600 File Box 38

WARRANTY DEED

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THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Rd., Suite 221
Nashville, TN 37215
NO MORTGAGEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JULIA E. DUKE	NEW OWNER	Map 131-2-A
(NAME)	(NAME)	
2116 Hobbs Road, Unit F-1		Parcel 28
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215		F. B. #7DA79138
(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, SHIRLEY A. ZEITLIN, married and JANNELLE F. CARMEN, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JULIA E. DUKE

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. F-1 on the Plan of Hobbs House Condominium Apartments, as of record in Plat Book 4595, page 74, amended in Book 5200, page 54, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Shirley A. Zeitlin, married and Jannelle F. Carmen, unmarried by deed from Andrews Properties, Inc., a Tennessee Corporation of record in Book 5340, page 963, said Register's Office, the said Jannelle F. Carmen being one and the same as Janelle F. Carmen.

Martin Zeitlin, spouse of Shirley A. Zeitlin, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said Shirley A. Zeitlin.

This conveyance is subject to: (1) Charter of Incorporation in Book 5296, page 689; (2) Covenants, Conditions, Restrictions and Agreements In Book 5289, page 515, amended in Book 5292, page 958, Book 5293, page 612 and Book 6822, page 893; (3) All matters appearing on the Plan of record in Plat Book 4595, page 74, amended in Book 5200, page 54, Register's Office for Davidson County, Tennessee.

Martin Zeitlin and Martin L. Zeitlin, being one and the same person.

7 9 9 2 5

IDENTIFICATION REFERENCE

JAN 5 11 52 AM '87

FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) / unimproved ( ) property, known as 2116 Hobbs Road, Unit F-1, 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 30th day of December, 1986.

Shirley A. Zeitlin
SHIRLEY A. ZEITLIN

Jannelle F. Carmen
JANNELLE F. CARMEN

MARTIN 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 SHIRLEY A. ZEITLIN and husband, MARTIN ZEITLIN and JANNELLE F. CARMEN, unmarried the bargainor s, 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 30th day of December, 19 86.

My commission expires 4-19-87 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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,000.00

Julia E. Duke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December, 19 86.

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

Notary Public

WARRANTY DEED

FROM SHIRLEY A. ZEITLIN and JANNELLE F. CARMEN

TO JULIA E. DUKE

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

530[illegible] CONT.
140.40 CSTAX
.50 PREE
0.00 MOR TX
CHECK 154.90-
4954A01/05/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79925

IDENTIFICATION REFERENCE

JAN 5 11 52 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 30601