#5773

WARRANTY DEED

Bat 35

THIS INSTRUMENT PREPARED BY
George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027 BOOK 7158 PAGE 236

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Theodore W. Lenz (NAME)	C.F.S. Mortgage Corp., (NAME)	Part of Map 158-9-A
6318 Chickering Woods Drive (STREET ADDRESS OR ROUTE NUMBER)	2120 South 72nd St. (STREET ADDRESS)	Parcel 9
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	OMAHA (CITY) NE (STATE) 68124 (ZIP)	FB# 7D-41090

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, a joint venture composed of Martin Construction Company and Jeffrey Construction Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THEODORE W. LENZ AND WIFE, BEATRICE ANN WALKER LENZ

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 5-B, together with the appurtenant interest in the common elements of Chickering Woods, a horizontal property regime established by Master Deed, of record in Book 6521, page 647, amended in Book 6912, page 132, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed and being located on Lot No. 5 of the Plan of Chickering Woods of record in Plat Book 6250, page 380, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to The Zeitlin Group, a joint venture composed of Martin Construction Company and Jeffrey Construction Company by deed from Tom A. Waltz, Jr. and wife, Nell F. Waltz of record in Book 6525, page 620, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1987 taxes, which have been prorated and assumed by grantees; (2) Master Deed of record in Book 6521, page 647, amended in Book 6912, page 132; (3) Easement of record in Book 6525, page 623; *912 (4) License in Book 6627, page 262; *213 (5) Charter in Book 6860, page 41; and (6) All matters appearing on the Plan of record in Plat Book 6250, page 380, said Register's Office.

* Relates to common elements, but not to Unit 5-B 243

0075.4

IDENTIFICATION REFERENCE

MAR 5 2 27 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XXproperty, known as 6318 Chickering Woods Drive, 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 2nd day of March, 19 87.

THE ZEITLIN GROUP
BY: JEFFREY CONSTRUCTION COMPANY

BY: Jeffrey A. Zeitlin Pres

JEFFREY A. ZEITLIN, President

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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 managing 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 2nd day of March, 1987.

Kristin Hall
Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 257,583.00

Beatrice Anne Walker Lenz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March, 1987.

MY COMMISSION EXPIRES: 5-13-90 (AFFIX SEAL)

Kristin Hall
Notary Public

WARRANTY DEED

FROM The Zeitlin Group

TO Theodore W. Lenz and wife, Beatrice Anne Walker Lenz

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

257203.00- PAID
721.00 CRTX
.50 PRFE
6.00 MISC
CHECK 727.73-
USD:CS/CS/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 0 7 5 4

IDENTIFICATION REFERENCE

MAR 5 2 27 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 53514