File #5854

FILE BOX 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

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

BOOK 7190 PAGE 715

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: (Mortgagee)	MAP PARCEL NUMBERS
ROBERT J. MACIUNAS (NAME)	THIRD NATIONAL MORTGAGE CO. (NAME)	Map 158-09-A
4141 Woodlawn Drive, #14 (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2628 (STREET ADDRESS)	Parcel 12.00 CO
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	F.B. #7D-41093

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 ROBERT J. MACIUNAS and ANN L. FAILINGER, husband and wife

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. 6B, 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 upon Lot No. 6 on 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 the Grantees; (2) Covenants, Conditions, Restrictions and Agreements contained in Master Deed and By-Laws of record in Book 6521, page 647, amended in Book 6912, page 132; (3) Easements of record in Book 6525, page 623; (4) License for private utility occupancy of record in Book 6627, page 262; (5) Charter of Incorporation of record in Book 5860, page 41; and (6) All matters appearing on the Plan of record in Plat Book 6250, page 380, said Register's Office.

ELLA Z. WILSON, REGISTER
DAVIDSON COUNTY, TN
APR 3 8 37 AM '87

IDENTIFICATION REFERENCE

10802

unimproved ( )
This is improved (X) property, known as 6320 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 30th day of March, 1987.

THE ZEITLIN GROUP
By: JEFFREY CONSTRUCTION COMPANY

BY: Jeffrey A. Zeitlin
JEFFREY A. ZEITLIN, President

3827

7190

BOOK 7190 PAGE 716

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 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 him self to be President of the Jeffrey Construction Company, a corporation and joint GROUP venturer of THE ZEITLIN the within named bargainor, a ~~corporation~~ 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 30th day of March, 1987.

Commission expires 1/10/89 _____ Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 257,983.49

_____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 19 87.

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

WARRANTY DEED

FROM

THE ZEITLIN GROUP, a joint venture

TO

ROBERT J. MACIUNAS and wife, ANN L. FAILINGER

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 7190 PAGE 717

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] AMT.
[illegible] STAX
.50 [illegible]
6.00 [illegible]
[illegible] 720.90-
[illegible] BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10802

IDENTIFT REFERENCE

APR 3 8 37 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 64763