BOOK 7200 PAGE 305

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 98500.00

Subscribed and sworn to before me, this the 01 day of April 19 87

My commission expires: _____ (Affix Seal)

X Jeanne Claire Varin
Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Suite 170, Parkway Towers, 404 James Robertson Pky, Nashville, TN 37219

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Jeanne Claire Varin	ZEITLIN FINANCIAL SERVICES, INC.
111 Keyway Drive	4301 Hillsboro Road Suite 200
STREET ADDRESS Nashville, Tennessee 37205	STREET ADDRESS Nashville, Tennessee 37219
CITY STATE ZIP	CITY STATE ZIP

MAP & PARCEL NO. 130-01-0 019.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Richard Hamilton Philpot and wife, Malinda L. Philpot

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Jeanne Claire Varin, unmarried

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot No. 73 on the Plan of West Meade Farms, Section 3, of record in Plat Book 1835 at page 4, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Richard Hamilton Philpot, unmarried by deed recorded in Book 5893 at page 965, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1986 and subsequent years, easements and restrictive covenants of record.

13951

STATE OF TENNESSEE
DAVIDSON COUNTY
APR 13 9 12 AM '87
REGISTER'S OFFICE

THIS IS _____ IMPROVED PROPERTY KNOWN AS 111 Keyway Drive, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hand s this 01 day of April 19 87

X Richard Hamilton Philpot
Richard Hamilton Philpot

X Malinda L. Philpot
Malinda L. Philpot

State of Tennessee
County of Davidson

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On this 01 day of April, 19 37, before me personally appeared Richard Hamilton Philpot and wife, Malinda L. Philpot to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

1-10-89

Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
SUITE 170
PARKWAY TOWERS
404 JAMES ROBERTSON PKY
NASHVILLE, TN 37219

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

3850 - 0- GNRL.
1275.00 STATE
.50 PRFEE
2.00 WRIT
CHECK 282.30-
3427.04/13/87 PAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13951

IDENTIFT REFERENCE

APR 13 9 12 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 68274