APR 15 11 24 AM '87
FELIX Z. WILSON CLT REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

| 5088

THIS INSTRUMENT PREPARED BY:
Williams and Smith, Attorneys
P. O. Box 2868
Nashville, Tennessee 37219

RUSH

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL #:
Fred A. Philipp, et ux 6321 Chickering Woods Dr. Nashville, Tennessee	Commerce Union Bank P. O. Box 2546 Nashville, TN 37219	Map 158-9A Parcel 19

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, THE ZEITLIN GROUP, a Tennessee joint venture composed of Martin Construction Company and Jeffrey Construction Company, has bargained and sold and by these presents does transfer and convey unto the said FRED A. PHILIPP and wife, JUDITH A. PHILIPP, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. A on Lot 10 of the Plan of Chickering Woods of record in Book 6250, Page 380, as amended in Exhibit D to the Master Deed for Chickering Woods of record in Book 6912, page 146, Register's Office for said county, to which reference is here made for a more complete description.

BEING part of the property conveyed to the Zeitlin Group by Deed from Tom A Waltz, Jr. and wife, Nell F. Waltz, of record in Book 6525, page 620, said Register's Office. The last known recorded instrument was the amendment to the Master Deed and By-Laws of record in Book 6912, page 132, of said Register's Office.

This is improved real property known as 6321 Chickering Woods Drive, Nashville, Tennessee.

To have and to hold said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said FRED A. PHILIPP and wife, JUDITH A. PHILIPP, their heirs and assigns forever.

We do covenant with the said FRED A. PHILIPP and wife, JUDITH A. PHILIPP, that we are lawfully seized and possessed of said land in fee simple and have good right to convey it and the same is unencumbered, except as set forth herein. This conveyance is subject to the following matters:

1. Davidson County property taxes for 1987 which are prorated to date of closing and assumed by Grantees.

2. Matters set forth on the Plat of Chickering Woods Subdivision of record in Book 6250, page 380, as amended in Exhibit D to the Master Deed of Chickering Woods of record in Book 6912, page 146, Register's Office for Davidson County, Tennessee.

3. Sewer easement and agreement of record in Book 6525, page 623 and 625, of said Register's Office.

4. Matters set forth on the Master Deed of record in Book 6521, page 647, and the Condominium Site Plan of record in Book 6521, page 687, said Register's Office.

5. Subject to the Master Deed and By-Laws of record in Book 6521, page 647, as amended in Book 6912, page 132, of said Register's Office.

6. Rights of ingress and egress on a shared common driveway with Unit 10-B and the rights of ingress and egress of others on the aforesaid driveway in accordance with the aforesaid plans of record.

And we further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title to said land to the said FRED A. PHILIPPS and wife, JUDITH A. PHILIPPS, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hand this 10th day of April, 1987.

THE ZEITLIN GROUP

By: Jeffrey Construction Company, a Joint Venturer

By: _____
Jeffrey A. Zeitlin, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Diana L. Rush, a Notary Public in and for the County and State 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 Jeffrey Construction Company, a corporation and a joint venturer of the Zeitlin Group, and that he, as such President of Jeffrey Construction Company, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the joint venturer by himself as President of Jeffrey Construction Company, a joint venturer.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of April, 1987.

Diana L. Rush
NOTARY PUBLIC
My Commission Expires: 10/15/88

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $260,186.00.

_____

Subscribed and sworn to before me this 10th day of April, 1987.

Diana L. Rush
NOTARY PUBLIC
My Commission Expires: 10/15/88

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

RECEIVED OF _____

FOR _____

BOOK 7203 PAGE 660

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] CAMT.
720.56 RSTAX
.50 [illegible]
6.00 [illegible]
[illegible] 735.06-
473784715787 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15088

IDENTIFT REFERENCE

APR 15 11 25 AM '97

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 69557