PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES HERETO 5982

WARRANTY DEED

BOOK 7235 PAGE 493

THIS INSTRUMENT PREPARED BY

FILE BOX 43

George E. Mudter, Jr., Atty.
2019 Richard Jones Road
Nashville, Tennessee 37215
MORTGAGEE AND

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CHRISTOPHER H. WILLIAMS (NAME)	Mortgage Trust Company (NAME)	Map 117-13-B
206 Kensington Park (STREET ADDRESS OR ROUTE NUMBER)	2401 Hillsboro Road, Suite 100 (STREET ADDRESS)	Parcel 120
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37212 (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, THE ZEITLIN GROUP, a joint venture

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHRISTOPHER H. WILLIAMS and wife, LEILA G. WILLIAMS

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 Lot No. 206 on the Plan of Phase One of Abbottsford, as of record in Plat Book 6250, page 419-421, amended in Book 6771, page 683 and in Book 6800, page 164, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to The Zeitlin Group, a joint venture composed of Martin Construction Company, Inc. and Jeffrey Constuction Company,Inc. by deed from Abbott Martin Corporation, a Tennessee corporation of record in Book 6649, page 528, said Register's Office.

This conveyance is subject to: (1) 1987 taxes, which have been prorated and assumed by the Grantees herein; (2) Restrictions in Book 6537, page 303; (3) Easements in Book 1037, page 572 and in Book 1286, page 690; (4) Storm Water Detention Agreement in Book 6555, page 328; (4) Declaration of covenants and Reciprocal Easements, amended in Book 6530, page 242 (5) Charter in Book 6548, page 213; and (6) All matters appearing on the Plan of record in Plat Book 6250, page 419-421, amended in Book 6771, page 683 and Book 6800, page 164 said Register's Office.

25553

IDENTIFICATION REFERENCE

MAY 13 3 25 PM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 206 Kensington Park, Nashville, Tennessee 37215

CHECK

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.

05/13/87

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 8th day of May, 19 87.

THE ZEITLIN GROUP, a joint venture composed of Martin Construction Company, Inc. and Jeffrey Construction Company, Inc.

BY: Jeffrey A. Zeitlin,
President, Jeffrey Construction Company, Inc.

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7235 PAGE 494

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 Jeffrey Construction Company, Inc. a joint venturer of THE ZEITLIN GROUP the within named bargainor a joint venture composed of Martin Construction Company, Inc. and Jeffrey Construction Company, Inc. and that he as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation as such President.

Witness my hand and seal, at office in Nashville, Tennessee, this 8th day of May, 1987.

Notary Public

My commission expires: 10-17-90

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 296,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF May, 1987.

MY COMMISSION EXPIRES: 10-17-90
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM THE ZEITLIN GROUP, a joint venture

TO CHRISTOPHER H. WILLIAMS and wife, LEILA G. WILLIAMS

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 7235 PAGE 495

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

296000.00- CAMT.
828.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 835.30-
6793A05/13/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.5.5.5.3

IDENTIFI REFERENCE

MAY 13 3 25 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.81352