This Instrument Was Prepared By:
George E. Mudter, Jr., Esq.
Trabue, Sturdivant & DeWitt
The Paddock I, C-12
229 Ward Circle
Brentwood, TN 37027

Map: 143
Group:
Parcel: 42

Box 12

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Address New Owner(s):	Send Tax Bills to:	Mortgagee:
Bernard L. Weinstein 6632 Brookmont Terrace Nashville TN 37205	New Owners	Metropolitan Federal Savings & Loan P.O. Box 995 Nashville, TN 37202

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JEFF ZEITLIN d/b/a JEFF ZEITLIN ENTERPRISES, a sole partnership, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to BERNARD L. WEINSTEIN and wife, BARBARA F. WEINSTEIN (the "Grantee"), its successors, heirs and assigns, all that tract or parcel of land described on Exhibit "A" hereto.

This is unimproved property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors, heirs and assigns, forever.

AND Grantor convenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantor further convenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of June, 1987.

Jeff Zeitlin
JEFF ZEITLIN

39199

IDENTIFICATION REFERENCE

JUN 23 [illegible] 87

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeff Zeitlin, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of June, 1987.

Notary Public

My Commission Expires: 1/10/89

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of June, 1987.

Notary Public

My Commission Expires: 1/10/89

Land in Davidson County, Tennessee, being Lots 1 and 2 on the Plan of Harpeth Trace Estates, Phase Four, as of record in Book 6900, page 259, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeff Zeitlin d/b/a Jeff Zeitlin Enterprises, a sole proprietorship by deed from John R. Beesley, III, Trustee with full power to mortgage, sell, encumber, restrict and/or convey without the joinder of any beneficiary of record in Book 6633, page 80, Register's Office for Davidson County, Tennessee.

EXHIBIT "A"

1. Taxes for 1987, which have been prorated and assumbed by Grantee.

2. All matters appearing on the Plan, of record in Book 6900, page 258, Register's Office for Davidson County, Tennessee.

3. Overpass Construction Easement, of record in Book 5102, page 956, said Register's Office for Davidson County, Tennessee.

4. Overhead Line Easement granted to the Metropolitan Government of Nashville & Davidson County by deed of record in Book 6407, page 892, Register's Office for Davidson County, Tennessee.

5. Easements for sanitary sewers and/or storm drainage, water mains and appurtenances granted to the Metropolitan Government of Nashville and Davidson County, Tennessee by deeds of record in Book 4889, page 192, Book 5099, page 783, Book 5142, page 690, Book 5142, page 694, Book 5360, page 320, and Book 5364, page 882, Register's Office for Davidson County, Tennessee.

6. Declaration of Covenants, Conditions and Restrictions including lines for annual and special assessments all as set forth and contained in an instrument of record in Book 5380, page 357, and Book 6274, page 148, Register's Office for Davidson County, Tennessee, including those contained in instruments for Harpeth Trace Services Association of record in Book 5120, page 199, and Book 5120, page 208, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

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
			80000.00- CASH	
			224.00 CSTAX	
			.50 PRFE	
			12.00 MISC	
			CHECK 236.50-	
2462A06/23/87			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39199

IDENTIFY REFERENCE

JUN 23 [illegible] 1987

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 96690