INSTRUMENT PREPARED BY:
[illegible] A. Bird
[illegible] & Ward
[illegible] Floor, Noel Place
Fourth Avenue North
[illegible] TN 37219-2195

Mortgagee: First Tennessee Bank

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP & PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Part of: 155-0-223	Robert T. Ellis , et ux d/b/a Cornerstone Dev. Co. 1111 Harvel Ave Nash TN 37216	New Owner
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
		PROPERTY IS ☐ IMPROVED ☒ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

BOOK 7277 PAGE 496

THE ZEITLIN GROUP, a Joint Venture composed of Martin Construction Company and Jeffrey Construction Company

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ROBERT T. ELLIS and wife, TERESA L. ELLIS, d/b/a Cornerstone Dev. Co.

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 7 on the Plan of South Colony at Riverbend, Phase I, as of record in Book 6900, page 271, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being part of the property conveyed to The Zeitlin Group, a Joint Venture composed of Martin Construction Company and Jeffrey Construction Company, by deed from Colony Properties, a Tennessee Joint Venture, as of record in Book 7018, page 111, Register's Office for said County.

This conveyance is made subject to restrictions of record in Book 7199, page 199.

RUSH

[illegible] JUN 24 [illegible] ZEITLIN REFERENCE

3 6 0 0 2

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever 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 Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 24 day of June, 19 87

THE ZEITLIN GROUP, a Joint Venture
Martin Construction Company, Venturer
By: Martin L. Zeitlin, President

Jeffrey Construction Company, Venturer
BY: Jeffrey A. Zeitlin, Pres
Jeffrey A. Zeitlin, President

JOINT VENTURE ACKNOWLEDGEMENT

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BOOK 7277 PAGE 497

Before me, a Notary Public in and for the State and County aforesaid, personally appeared Martin L. Zeitlin and Jeffrey A. Zeitlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the president of Martin Construction Company and Jeffrey Construction Company, respectively, and said Martin Construction Company and Jeffrey Construction Company are venturers of a joint venture known as The Zeitlin Group, the within named bargainor, and that as such venturers, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the joint venture by themselves as venturers.

WITNESS my hand and seal this 24 day of June, 1987.

Mary Ann Silbig
NOTARY PUBLIC

My commission expires: 3/11/90

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS

$ 32,900.00

Robert T. Ellis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF June 1987

MY COMMISSION EXPIRES: 3-11-90 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

THE ZEITLIN GROUP, a Joint Venture

TO

ROBERT T. ELLIS and wife TERESA L. ELLIS, d/b/a CORNERSTONE DEV. CO.

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

Box 36

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19___.

My commission expires: _____ Notary Public

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

RECEIVED OF _____

FOR _____

BOOK 7277 PAGE 498

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
			3290.00-	CAPT.
			92.12	C.TAX
			.50	PREP
			6.00	WDED
			CHECK	98.62-
			2909A06/24/87 CAL	.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39609

IDENTIFI REFERENCE

JUN 24 [illegible] '87

[illegible]
DAVIDSON CO. TENN.

No. 97128