THIS INSTRUMENT PREPARED BY:
Douglas A. Brace
Ortale, Kelley, Herbert & Crawford
Third Floor, Nissi Plaza
20[illegible] Fourth Avenue North
Nashville, TN 37219-2196

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
Pt. 155-0-223	Lyndon Bates & Phyllis Bates d/b/a B & C Construction 1112 Harpeth Industrial Court Franklin, TN 37064	New Owner 1112 Harpeth Industrial Court Franklin, TN 37064
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 7301 PAGE 993

47630

IDENTIFICATION REFERENCE

JUL 21 11 13 AM '87

REGISTER'S OFFICE

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 LYNDON BATES and PHYLLIS BATES D/B/A B & C Construction

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 Lots 26 and 27 on the Plan of Phase I, South Colony at Riverbend, 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 restriction of record in Book 7199, page 119.

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 20th day of July, 1987.

THE ZEITLIN GROUP, a Joint Venture

Martin Construction Company, Venturer

BY: _____

Martin L. Zeitlin, President

Jeffrey Construction Company, Venturer

By: _____

Jeffrey A. Zeitlin, President

JOINT VENTURE ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 7301 PAGE 994

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 withint 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 20th day of July, 1987.

NOTARY PUBLIC

My commission expires: 3-11-90

COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

_____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My commission expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $63,800.00 Amount

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF July 87

MY COMMISSION EXPIRES 3-11-90 (AFFIX SEAL) Notary Public

NOTARY PUBLIC

WARRANTY DEED

FROM
THE ZEITLIN GROUP, a Joint Venture

TO
LYNDON BATES and PHYLLIS BATES
D/B/A B & C CONSTRUCTION

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

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 7301 PAGE 995

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CC 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

63800.00- CAFI.
178.64 CSTAX
.50 PRFEE
6.00 MDF.T
CHECK 185.14-
2034A07721787 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47630

IDENTIFI REFERENCE

JUL 21 11 13 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 106162