Instrument Prepared By
David B. Herbert
Ortale, Kelley, Herbert & Crawford
Fifth Floor, Noel Place
200 Fourth Avenue North
Nashville, Tennessee 37219

WARRANTY DEED

BOOK 7356 PAGE 278

MAP- PARCEL NUMBER (S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
117-13-OB119-00 CO	Charles W. Stratton, IV	Charles W. Stratton, IV 207 Kensington Park Nashville, TN 37215
FIELD BOOK NUMBER (S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
	207 Kensington Park	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,

6 6.4 7.6.

IDENTIFI REFERENCE

SEP 15 1 35 PM '87

DAVIDSON COUNTY, TN

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

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CHARLES W. STRATTON, IV

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. 207 on the Plan of Abbottsford, as shown on Plat of record in Book 6250, pages 419 thru 421, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to The Zeitlin Group, a Joint Venture composed of Martin Construction Company, Inc., and Jeffrey Construction Company, Inc., by deed from Abbott Martin Corporation, a Tennessee corporation, as of record in Book 6814, page 510.

This conveyance is made subject to all covenants, conditions, restrictions, reservations, easements, liens for assessments, options, etc., as set forth in restrictions of recordin Book 6537, page 303, as amended in sook 6576, page 509, Book 6578, page 320, Book 6591, page 347 and 352, Book 6601, page 966, Book 6607, page 519, 524 and 529, Book 6619, pages 931, 936, 941, 945 and Book 6592, page 400; Charter of Abbottsford Homeowners Association of record in Book 6548, page 213 and all matters shown on the Plat referred to above.

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 siezed and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except 1987 taxes which have been prorated and assumed by Grantee.

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, successorsand 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 15 day of September, 19 87

THE ZEITLIN GROUP, a Joint Venture

By: Martin Construction Company, Inc.

BY: _____

Martin L. Zeitlin, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7356 PAGE 279

Before me, the undersigned, 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, (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 _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF _____

COUNTY OF _____

Before me, the undersigned, 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, (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, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 340,000.00 Charles W. Stratton IV
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF September 19 87. MY COMMISSION EXPIRES: 5-13-90 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM

THE ZEITLIN GROUP, A Joint Venture

TO

CHARLES W. STRATTON, IV

Box 36

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

JOINT VENTURE ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the State and County aforesaid, personally appeared Martin L. Zeitlin, with whom I am personally acquainted (or proeved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Martin Construction Company, venturer of a joint venture known as The Zeitlin Group, the within named bargainor, and that he as such venturer, being authorized so to do, executed the foregoing instrument for the purose therein contained, by signing the name of the joint venture by himself as venturer.

WITNESS my hand and seal this 15th day of September, 1987.

My commission expires:
5-13-90

Notary Public

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7356 PAGE 280

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

340000.00- CAMT.
952.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 958.50-
4029A09/18/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 6 4 7 6

IDENTIFICATION REFERENCE

SEP 18 1 35 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 17667