MORTGAGEE: FIRST FEDERAL SAVINGS BANK OF TENNESSEE

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| The Zeitlin Group | First Federal Savings Bank of TN | Map 158-09 |
| Suite 214 (NAME) 4301 Hillsboro Road | (NAME) 101 West Lincoln Street | Parcel OA006CO |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37215 | (STREET ADDRESS) Tullahoma, TN 37388 | Field Book 7D41087 |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

**WARRANTY DEED** BOOK 7730 PAGE 388

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, a part of which is the assumption of an indebtedness in the original principal sum of $181,600.00, dated December 15, 1986, to First Federal Savings Bank of Tennessee, secured by trust deed of record in Book 7071, page 964, Register's Office for Davidson County, Tennessee, which debt the Grantees herein assume and agree to pay as part payment of the purchase price.

WE, CLYDE E. CULP, III and wife, MARY ELLEN CULP

have bargained and sold, and by these presents do transfer and convey unto the said THE ZEITLIN GROUP, a joint venture composed of Martin Construction Company and Jeffrey Construction Company

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit 3-B on the plan of Chickering Woods, of record in Book 6250, page 380, Register's office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Clyde E. Culp, III and wife, Mary Ellen Culp, by warranty deed from The Zeitlin Group, a joint venture composed of Martin Construction Company and Jeffrey Construction Company of record in Book 7071, page 961, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the plan of Chickering Woods of record in Plat Book 6250, page 380; and further to the Master Deed and By-Laws of record in Book 6521, page 647, as amended in Book 6912, page 132; and further to Site Plan of record in Book 6521, page 687; and further to Easement Agreement of record in Book 6525, page 623, and Book 6525, page 625, all recorded in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 6310 Chickering Woods Drive
(House Number) (Street)
Nashville Tennessee 37215
(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

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.

Witness our hands this 14th day of December, 19 88.

Clyde E. Culp, III, by his attorney in fact, Mary Ellen Culp — Mary Ellen Culp

STATE OF TENNESSEE
COUNTY OF Williamson

BOOK 7730 PAGE 389

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Mary Ellen Culp

the bargainor S, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 14th day of December, 1988.

My commission expires 3-25-89 Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, Mary Ellen Culp, Attorney in Fact for Clyde E. Culp, III, who executed the foregoing instrument in behalf of Clyde E. Culp, III, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, as the free act and deed of said Clyde E. Culp, III.

Witness my hand and official seal at Franklin, Tennessee, this 14th day of December, 1988.

My commission expires: 3-25-89
Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer or value of property (whichever is greater) is $ 245,900.00
This is equal to or greater than the property would bring at a fair and voluntary sale:

Affiant

Sworn to and subscribed before me
this 14th day of December, 1988.

My commission expires 3-25-89 Notary Public

Mail

This instrument was prepared by: Brenda Franks Hale

| Name | Address |
|---|---|
| HALE & HALE, ATTORNEYS | 312 First TN Bank Bldg., Franklin, TN 37064 |

WARRANTY DEED

FROM Clyde E. Culp, III and wife, Mary Ellen Culp

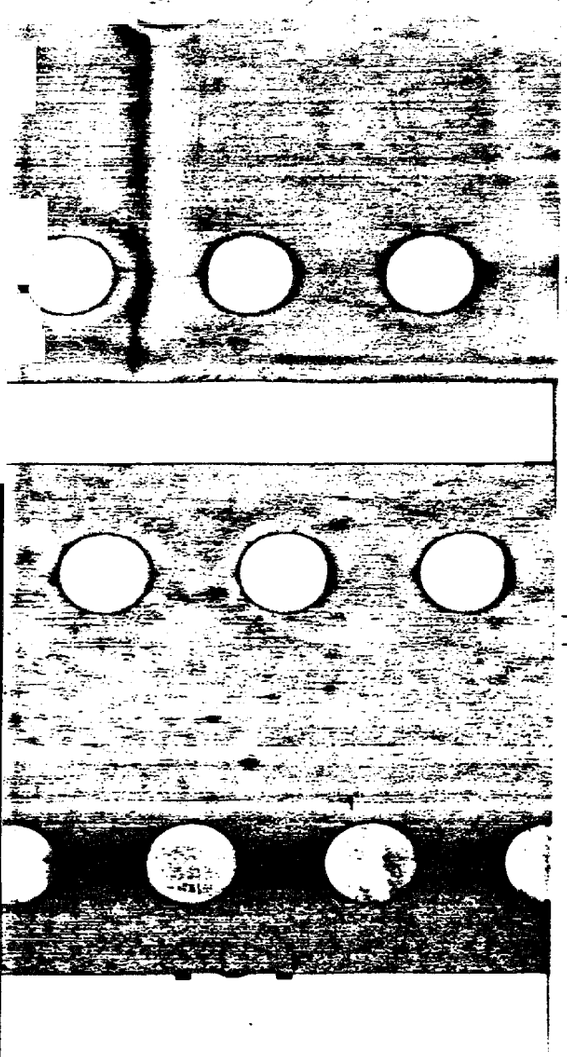
TO The Zeitlin Group

9450 8

DEC 19 9 04 AM '88

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

8603 12/19 0101 03CHECK 817.97



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

RECEIVED OF _____

FOR _____

BOOK 7730 PAGE 390

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

CAMT 245900.00
CON TX 811.47
PRFEE 0.50
WDEED 6.00
TOTAL ~~817.97~~
CHECK ~~817.97~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/19/88 01 09:03 0001 8603

94508

IDENTIFICATION

DEC 19 9 04 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY

No. 164767