9601

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 8177 PAGE 601

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J. WILLS OGLESBY (NAME)	SAME (NAME)	Map 117-13-B
306 St. James Park (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 94
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB# 7DA-91445

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE ZEITLIN GROUP , a Tennessee joint venture,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. WILLS OGLESBY AND WIFE, BARBARA R. OGLESBY

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 306 on the Plan of Phase One of Abbottsford, as of record in Plat Book 6250, pages 419-421, amended in Book 6591, page 347, Book 6771, page 683 & in Book 6800, page 164, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to The Zeitlin Group, a Tennessee joint venture, by deed from Raymond Zimmerman and wife, Arlene Zimmerman of record in Book 7516, page 823, said Register's Office.

This conveyance is made subject to: (1) 1990 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions and reciprocal easements of record in Book 6478, page 177, amended in Book 6530, page 242; (3) Easements of record in Book 1037, page 572 and in Book 1286, page 690; (4) Declaration of Covenants, Conditions and Restrictions of record in Book 6537, page 303, amended & restated in Book 8106, page 1; (5) Dedication of Common Area in Book 7175, page 761; (6) Charter in Book 6548, page 213; (7) Storm Water Detention Agreement in Book 6555, page 328; and (8) All matters appearing on the Plan of record in Plat Book 6250, pages 419-421, amended in Book 6591, page 347, Book 6771, page 683 and in Book 6800, page 164, said Register's Office.

AUG 17 3 00 PM '90

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unimproved ( )
This is improved (XX) property, known as 306 St. James Park, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 17th day of August, 19 90.

THE ZEITLIN GROUP
By: JEFFREY CONSTRUCTION COMPANY

By: Jeffrey Zeitlin, Pres
Jeffrey A. Zeitlin, President

BOOK 8177 PAGE 612

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

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

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey A. Zeitlin

with whom I am personally acquainted, and who acknowledged that ~~he~~ executed the within instrument for the purposes therein contained, and who further acknowledged that ~~he~~ is the President of JEFFREY CONSTRUCTION COMPANY the maker or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this ~~17th~~ day of ~~August~~, 19 90

My commission expires 3/27/93 Notary Public Catherine C. Hershey

1211 08/17 0101 03CHECK 1293.67

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF August, 1990.

MY COMMISSION EXPIRES: 3/27/93 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM THE ZEITLIN GROUP

TO J. WILLS OGLESBY AND WIFE, BARBARA R. OGLESBY

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8177 PAGE 603

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

CAMT 389900.00
CON TX 1286.67
PRFEE 1.00
WDEED 6.00
TOTAL 1293.67
CHECK 1293.67

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
08/17/90 01 15:03 0001 1211

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IDENTIFICATION

AUG 17 3 00 PM '90

No. 347633