10712 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

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

BOOK 8597 PAGE 214

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BENJAMIN C. SAMPSON (NAME)	SEARS MORTGAGE CORPORATION (NAME)	Map 130-8- B
4410 Charleston Place Circle #9 (STREET ADDRESS OR ROUTE NUMBER)	2500 Lake Cook Road (STREET ADDRESS)	Parcel 3
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Riverwoods, Illinois 60015 (CITY) (STATE) (ZIP)	F.B. #7DA45505

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, BRUCE D. ZEITLIN AND WIFE, BETH M. ZEITLIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BENJAMIN C. SAMPSON, UNMARRIED

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 Unit No. 9, located on Lot No. 3, on the Condominium Site Plan of Charleston Place, Lot Nos. 3 & 4, of record in Plat Book 5200, page 461, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Charleston Place Condominium, a horizontal property regime established by Master Deed of record in Book 5965, page 880, amended in Book 6071, page 499, supplemented in Book 6122, page 319, and in Book 6336, page 874, said Register's Office.

Being the same property conveyed to Bruce D. Zeitlin and wife, Beth M. Zeitlin by deed from Dan K. Taylor and Sharrye Taylor, both unmarried of record in Book 8165, page 483, said Register's Office.

This conveyance is made subject to: (1) 1992 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 5965, page 880, amended in Book 6071, page 499; (3) Easements of record in Book 7116, page 76; and (4) All matters appearing on the Plan of record in Plat Book 5200, page 461, said Register's Office.

0011.5

IDENTIFICATION REFERENCE

APR 9 9 12 AM '92

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

8758 04/09 0101 03CHECK 747.00

This is improved (XX) unimproved ( ) property, known as 4410 Charleston Place Circle #9, 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 6th day of April, 19 92

BRUCE D. ZEITLIN

BETH M. ZEITLIN

BOOK 8597 PAGE 215

STATE OF TENNESSEE
COUNTY OF Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRUCE D. ZEITLIN AND WIFE, BETH M. ZEITLIN with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 6th day of April 19 92.

My commission expires 1/23/93 Notary Public

STATE OF _____
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, and who further acknowledged that _____ is the _____ of _____ 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 _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson County

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR ~~THIS~~ TRANSFER IS $ 200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF April, 19 92.

MY COMMISSION EXPIRES: 1/23/93 (AFFIX SEAL)

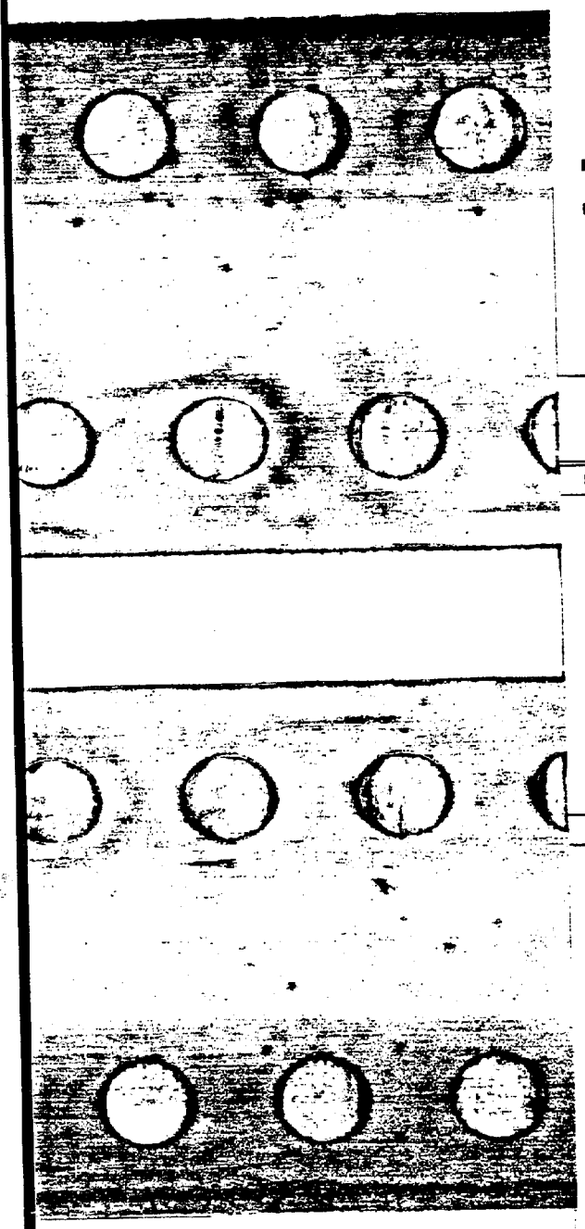
Notary Public

WARRANTY DEED

FROM BRUCE D. ZEITLIN AND WIFE, BETH M. ZEITLIN

TO BENJAMIN C. SAMPSON, UNMARRIED

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 8597 PAGE 216

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 200000.00
CON TX 740.00
PRFEE 1.00
WDEED 6.00
TOTAL 747.00
CHECK 747.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/09/92 01 09:11 0001 8758

0015

IDENTIFICATION REFERENCE

APR 9 9 12 AM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 519635