File 12015 File Box 38 (First Title & Escrow Co., Inc.)

WARRANTY DEED

BOOK 9131 PAGE 674

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MICHAEL E. JAY	NATIONAL MORTGAGE COMPANY	Map 156-1-A
(NAME)	(NAME)	
605 Sandalwood Court	4041 Knight Arnold Road	Parcel 22.00
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37221	Memphis, Tennessee 38118	F.B. 9D81770
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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 composed of Martin Construction Company and Jeffrey Construction Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL E. JAY AND WIFE, TAMMY Y. JAY

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. 22 on the Plan of Revised Amber Hills Subdivision, as of record in Plat Book 7900, page 377, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to The Zeitlin Group, a Joint Venture composed of Martin Construction Company and Jeffrey Construction Company by deed from First Tennessee Bank National Association of record in Book 8973, page 990, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1993 Taxes, which have been prorated and paid by the Seller; (2) Covenants, Conditions and Restrictions of record in Book 8535, page 775; (3) Dedication of Common Area of record in Book 8563, page 563; (4) Charter of record in Book 8465, page 878; and (5) All matters appearing on the Plan of record in Plat Book 7900, page 377, said Register's Office.

79457

IDENTIF. & REFERENCE

93 OCT 29 AM 10:14

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 605 Sandalwood Court, Nashville, Tennessee 37221

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 26th day of October, 19 93

THE ZEITLIN GROUP
By: MARTIN CONSTRUCTION COMPANY

BY:

Martin L. Zeitlin, President

STATE OF TENNESSEE
COUNTY OF _____

BOOK 9131 PAGE 675

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, Martin L. 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 MARTIN 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 26th day of October, 1993

My commission expires 11/20/96 Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,605.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF October, 1993

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

Notary Public

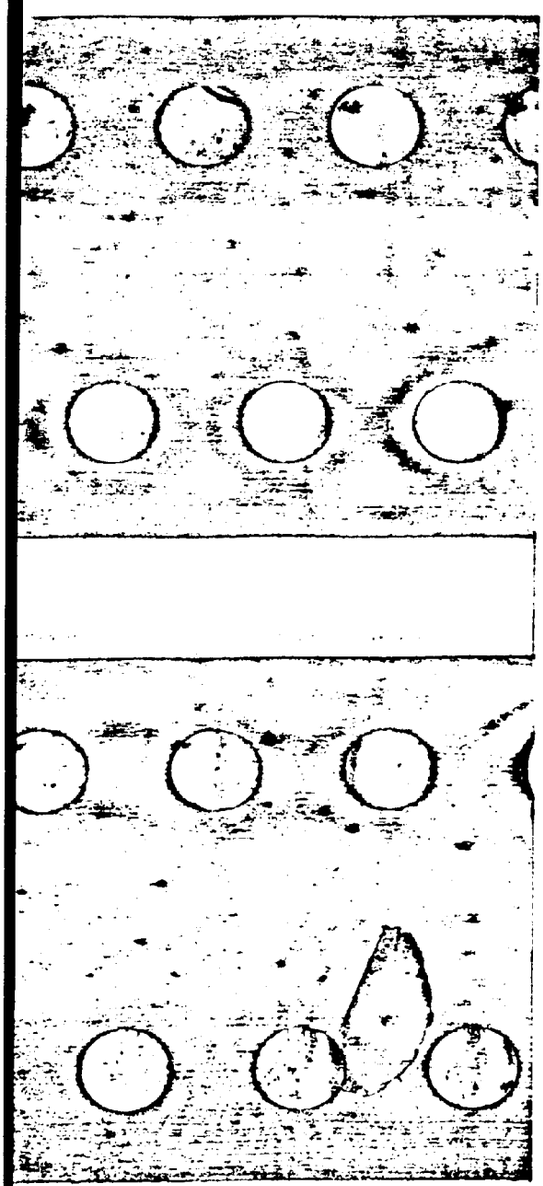
WARRANTY DEED

FROM THE ZEITLIN GROUP

TO MICHAEL E. JAY AND WIFE, TAMMY Y. JAY

7630 10/29 0101 03CHECK 473.72

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 9131 PAGE 676

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
				125605.00
				CON TX 464.72
				PRFEE 1.00
				WDEED 8.00
				TOTAL 473.72
				CHECK 473.72
10/29/93	01			10:14 0001 7630

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79457
IDENTIF. ↑ REFERENCE

93 OCT 29 AM 10: 14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 715436