File 12176 File Box 38 (First Title & Escrow Co., Inc.)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

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

BOOK 9176 PAGE 51

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WEBB J. EARTHMAN (NAME)	NEW OWNERS (NAME)	Map 145
2004 Sunset Hills Terrace (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 125
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. FH25945

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 JOINT VENTURE COMPOSED OF ZEITLIN CONSTRUCTION COMPANY AND MARTIN CONSTRUCTION COMPANY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WEBB J. EARTHMAN AND WIFE, KATHRYN D. EARTHMAN

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. 1 on the Plan of 2002 Tyne, as of record in Plat Book 6900, page 298, 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 by deed from Maudaline Compton, Devisee under Last Will and Testament of Clarence Trimble Compton, and Minnie Carcedo and Maudaline Stewart, Devisees and Trustees under the Last Will and Testament of Clarence Trimble Compton of record in Book 7050, Page 19, and by deed from Lillian W. Compton, Frank A. Perry, Jr., Clara L. Perry Johnson, Zo Zenaida Carcedo, Ludwald C. Perry, Judy Rosella Carcedo Valdes, Ann E. Perry Harris, Janet D. Perry Hooks, Audrea Stewart, Sharon M. S. Rucker, Pamela S. Perry, Maudaline L. S. Jolivette, Devisees under the Last Will and Testament of Joshua Compton, of record in Book 7050, page 24, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Restrictions of record in Book 7341, page 704; (2) Easement of record in Book 6391, page 768 and Book 6447, page 746; and (3) All matters appearing on the plan of record in Plat Book 6900, page 298, Register's Office for Davidson County, Tennessee.

93244

IDENTIF. ↑ REFERENCE

93 DEC -6 AM 10:00
REGISTER
DAVIDSON COUNTY, TN.

This is unimproved (XX) improved ( ) property, known as 2004 Sunset Hills Terrace, 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 1st day of December, 19 93

THE ZEITLIN GROUP, A JOINT VENTURE
By: Martin Construction Company

BY: Martin L. Zeitlin

Martin L. Zeitlin, President

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 _____
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

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 the is 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 1st day of December, 1993.

Notary Public

My Commission Expires:

March 25, 1995

NOTARY PUBLIC · GERALD G PATTERSON · STATE OF TENNESSEE · AT-LARGE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December, 19 93.

MY COMMISSION EXPIRES: March 25, 1995
(AFFIX SEAL)

Notary Public

NOTARY PUBLIC · GERALD G PATTERSON · STATE OF TENNESSEE · AT-LARGE

WARRANTY DEED

FROM

THE ZEITLIN GROUP, A JOINT VENTURE

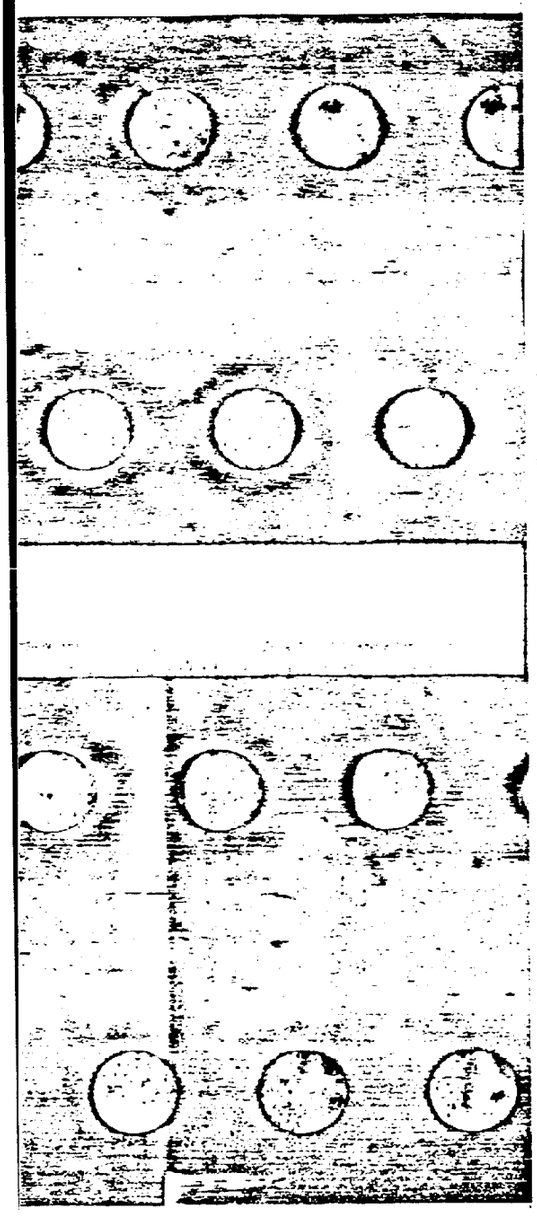
TO

WEBB J. EARTHMAN AND WIFE, KATHRYN D. EARTHMAN

0193 12/06 0101 03CHECK 619.50

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 9176 PAGE 53

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	165000.00
			CON TX	610.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	619.50
			CHECK	619.50
12/06/93	01	10:00	0001	0193

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93244
IDENTIF. # REFERENCE

93 DEC -6 AM 10:00

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No.730248