#12334 File Box 38, First Title & Escrow Co., Inc.

WARRANTY DEED

BOOK 9287 PAGE 332

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
BRUCE ZEITLIN (NAME)	NEW OWNER (NAME)	Map 131-1-J
106 Lexington Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 17
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB 7DA92770

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, JUANITA W. BADGETT, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRUCE ZEITLIN AND MARTIN L. ZEITLIN, both married, as joint tenants with the right of survivorship

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. 17 on the Plan of Lexington Green Phase 2, as of record in Plat Book 6900, page 798, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Juanita W. Badgett by deed from Rochford Realty and Construction Company, Inc. of record in Book 7932, page 786, said Register's Office.

This conveyance is made subject to: (1) 1994 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 7700, page 476; (3) Easements of record in Book 4286, page 809; (4) Charter of record in Book 7144, page 262; (5) Agreement of record in Book 7598, page 989; and (6) All matters appearing on the Plan of record in Plat Book 6900, page 798, said Register's Office.

Russell Badgett, Jr., spouse of Juanita W. Badgett, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said Juanita W. Badgett.

30785
IDENTIF. & REFERENCE

94 MAR 23 AM 11:05

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved (X)
This is improved ( ) property, known as 106 Lexington Court, 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 21st day of March, 19 94

Juanita W. Badgett by Nita Anne Smaldone; Russell Badgett, Jr. by Nita Anne Smaldone

JUANITA W. BADGETT
BY: NITA ANNE SMALDONE, ATTORNEY-IN-FACT
BY: POWER OF ATTORNEY RECORDED
SIMULTANEOUSLY HEREWITH

RUSSELL BADGETT, JR.
BY: NITA ANNE SMALDONE, ATTORNEY-IN-FACT
BY: POWER OF ATTORNEY RECORDED
SIMULTANEOUSLY HEREWITH

STATE OF TENNESSEE
COUNTY OF _____

BOOK 9287 PAGE 333

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, NITE ANNE SMALDONE, with whom I am personally acquanited, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact of the said JUANITA W. BADGETT AND HUSBAND RUSSELL BADGETT, JR. and is authorized by the said JUANITE W. BADGETT AND HUSBAND RUSSELL BADGETT, to execute this instrument on behalf of them.

Witness my hand, at Office, this 18th day of March, 1994.

Notary Public

My Commission Expires: 11/20/96

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF March, 19 94

MY COMMISSION EXPIRES: 1-22-95
(AFFIX SEAL)

Notary Public

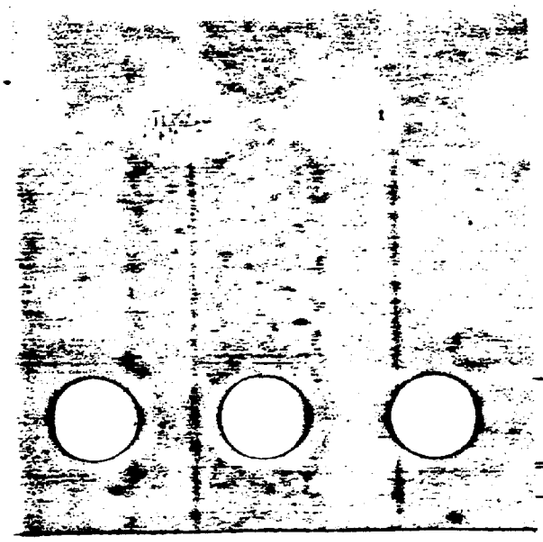
WARRANTY DEED

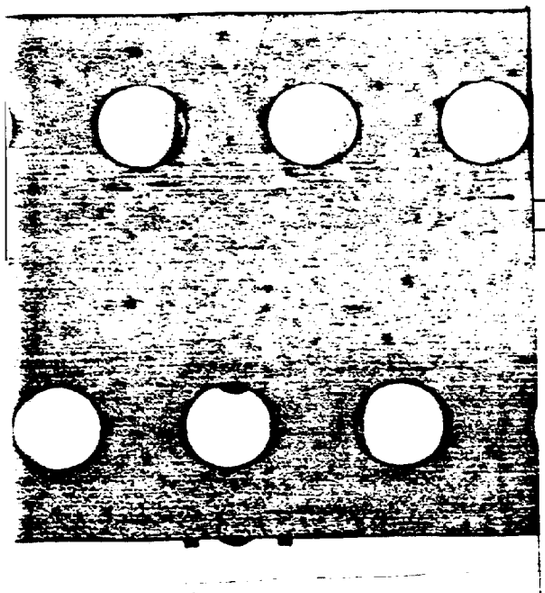
FROM JUANITA W. BADGETT

TO BRUCE ZEITLIN AND MARTIN L. ZEITLIN

5061 02/23 0101 CHECK 238.40

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 9287 PAGE 334

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 62000.00
CON TX 229.40
PRFEE 1.00
MDEED 8.00
TOTAL 238.40
CHECK 238.40

03/23/94 01 11:06 0001 5061

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30785
IDENTIF. ↑ REFERENCE

94 MAR 23 AM 11:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 770383