PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) (Title No: 34311)
Dav. Co. File: Box 8

CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 9/16/95

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 205000.00

Affiant

Sworn and subscribed before me this 1st day of April, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Manuel S. Zeitlin Janice Tate Zeitlin 1919 Linden Avenue Nashville, Tennessee 37212	Mortgage SouthMortgage Corporation 104 Woodmont Blvd, Ste 402 Nashville, Tennessee 37205-5448	104-16-186

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dan M. Church and spouse, JoAnn N. Church,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Manuel S. Zeitlin and spouse, Janice Tate Zeitlin,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 92 and the west 55 feet of Lot No. 93 on the Map of the Revised Plan of George W. Blair's Subdivision of Belmont Heights of record in Book 332, page 117, Register's Office for said County.

SAID Lot and part of said lot adjoin and front together 150 feet on the south side of Linden Avenue and run back between lines 205.7 feet, more or less, on the east line of said part of Lot No. 93 and 206.6 feet on the west line of Lot No. 92, along the east line of 20th Avenue South to an alley in the rear measuring 151 feet, more or less, thereon.

BEING the same property conveyed to Dan M. Church and wife, JoAnn N. Church by deed from Phyllis Sawyer, unmarried, of record in Book 5324, page 99, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

IDENTIF. ↑ REFERENCE 34959

94 APR -5 AM 9:50 REGISTER DAVIDSON COUNTY, TN.

9568 04/05 0101 03CHECK 767.50

This is improved property, known as: 1919 Linden Avenue, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of April, 1994.

Dan M. Church

JoAnn N. Church

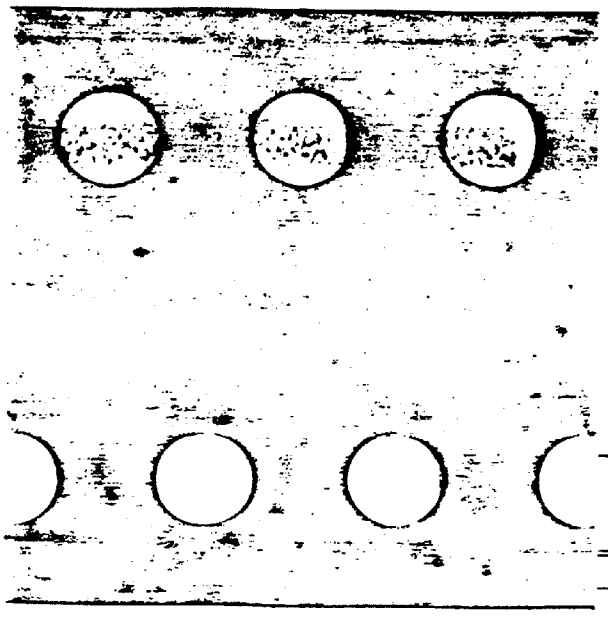
State of Tennessee
County of Davidson

On this 1st day of April, 1994, before me the undersigned authority, personally appeared **Dan M. Church** and **JoAnn N. Church**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 9/16/95

My Commission Expires:

Notary Public



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

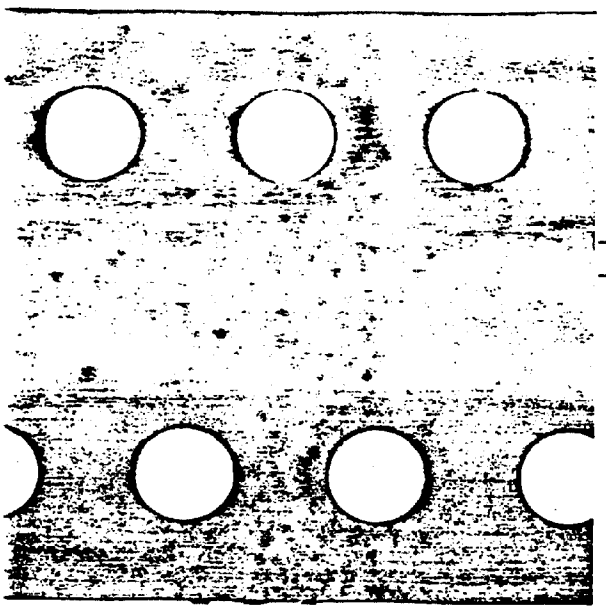
RECEIVED OF _____

FOR _____

BOOK 9300 PAGE 632

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 205000.00
CON TX 758.50
PRFEE 1.00
WDEED 8.00
TOTAL 767.50
CHECK 767.50

04/05/94 01 09:51 0001 9568

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34959
IDENTIF. ↑ REFERENCE

94 APR -5 AM 9:50

REGISTER
DAVIDSON COUNTY, TN.

No. 774822