This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9732 PG 368

ADDRESS NEW OWNER:
Robert N. Catanach and Belinda D. Catanach
328 Summit Ridge Circle
Nashville, Tennessee 37215

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters Bank of Middle Tennessee, N.A.
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:

MAP	131-05
GROUP	B
PARCEL	328

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Charles M. Zakian and wife, Selma J. Zakian, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Robert N. Catanach and wife, Belinda D. Catanach, hereinafter called the Grantees, their 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 328 on the Plan of Four Seasons Condominiums, of record in Book 5050, page 30, Register's Office for Davidson County, Tennessee, and as Exhibit "D" to Master Deed of record in Book 6841, page 390, said Register's Office, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Charles M. Zakian and wife, Selma J. Zakian by deed from Leigh Callahan Pincus and George Callahan and Ruth F. Callahan, as of record in Book 8101, page 858, Register's Office for Davidson County, Tennessee.

This is improved property known as 328 Summit Ridge Circle, Nashville, TN 37215.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1995 Metropolitan Government property taxes and subsequent years thereafter.
2. Easement Agreement by and among Four Seasons Homeowners' Association, and Top of the Hill Joint Venture and Four Seasons Associates, Inc., of record in Book 7776, page 899, said Register's Office.
3. Consent of Four Seasons Homeowners' Association to Easement Agreement of record in Book 6869, page 162, as re-recorded in Book 6870, page 966, said Register's Office.
4. Subject to all matters shown on the Plan of record in Book 6841, page 390, in said Register's Office, as shown on Exhibit "D" to Master Deed.

5. Master Deed for Four Seasons Condominiums of record in Book 6841, page 349, as amended in Book 6847, page 122, said Register's Office.
6. By-Laws of record in Book 6841, page 376, said Register's Office.
7. Subject to all matters shown on the Plan of record in Book 5050, page 30, in said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert N. Catanach and wife, Belinda D. Catanach, their heirs and assigns, forever; and we, Charles M. Zakian and wife, Selma J. Zakian, 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 and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 14th day of July, 1995.

Charles M. Zakian
Charles M. Zakian By: Alma Jean Cook
Attorney-In-Fact

Selma J. Zakian
Selma J. Zakian By: Alma Jean Cook
Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alma Jean Cook, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Charles M. Zakian, as his Attorney-In-Fact, as the free act and deed of the within named Charles M. Zakian. Witness my hand and official seal at Nashville, Tennessee, this the 14th day of July, 1995.

NOTARY PUBLIC

My Commission Expires:
10/20/1995

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

95 JUL 17 PM 2:08
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0079552

BOOK 9732PG370

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alma Jean Cook, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Selma J. Zakian, as her Attorney-In-Fact, as the free act and deed of the within named Selma J. Zakian. Witness my hand and official seal at Nashville, Tennessee, this the 14th day of July, 1995.

NOTARY PUBLIC

My Commission Expires:

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

1697 07/17 0101 03CHECK 286.80

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 74,000.00.

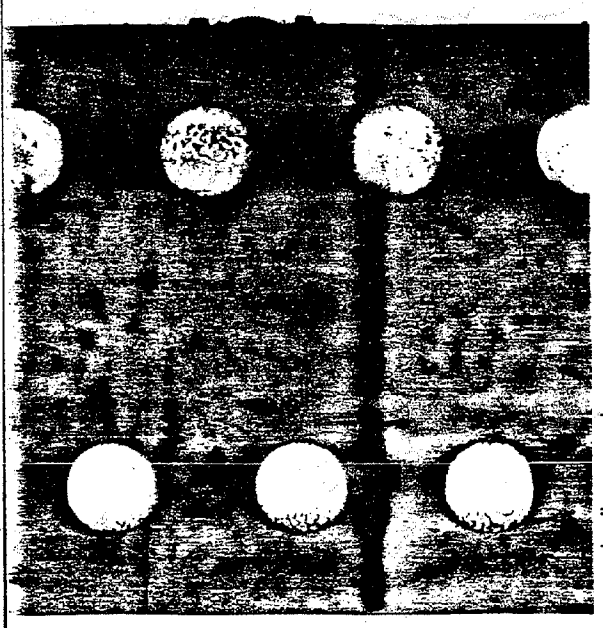
AFFIANT

Subscribed and sworn to before me
this 14th day of July, 1995.

NOTARY PUBLIC

My Commission Expires:

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

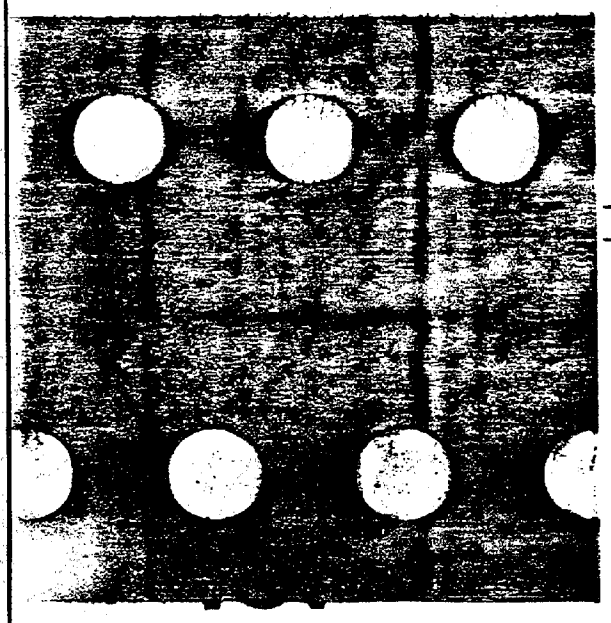
RECEIVED OF _____

FOR _____

BOOK 9732 PG 371

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 74000.00
CON TX 273.80
PRFEE 1.00
TDEED 12.00
ERR CO
MDEED 12.00-
MDEED 12.00
TOTAL 286.80
CHECK 286.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/17/95 01 14:39 0001 1697

95 JUL 17 PM 2:08

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0079552
IDENTIF. ↑ REFERENCE

No. 930795