File 13579
File Box 9B
(First Title & Escrow)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

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

BOOK 9894 PG 517

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
GEORGE S. BRYAN, JR. (NAME)	NEW OWNER (NAME)	Map 130-13
4432 East Brookfield Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 46
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. BM 09395

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, BESSIE W. ZEITLIN, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GEORGE S. BRYAN, JR. AND WIFE, DEBORAH S. BRYAN

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. 28 on the Plan of B. E. Woodard's Warner Park Subdivision, as of record in Plat Book 1130, page 87, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Bessie W. Zeitlin and husband Joe Zeitlin by deed from B. E. Woodard, Trustee, of record in Book 1939, page 13, said Register's Office, the said Joe Zeitlin having since died.

This conveyance is made subject to all matters appearing on the plan of record in Plat Book 1130, page 87, Register's Office for Davidson County, Tennessee.

JOB 12/21 0121 08CHECK 1581.50

0133912

IDENTIFICATION REFERENCE

95 DEC 20 PM 1:45

DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 4432 East Brookfield Drive, Nashville, Tennessee 37205

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 15th day of December, 19 95

Bessie W. Zeitlin

BESSIE W. ZEITLIN

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 9894 PG 518

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BESSIE W. ZEITLIN with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 15th day of December 19 95.

My commission expires 9-26-98 Notary Public Sandra Cooper

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bessie W. Zeitlin with whom I am personally acquainted, and who acknowledged that she 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 15th day of December, 1995.

My commission expires 9-26-98 Notary Public Sandra Cooper

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December 19 95.

MY COMMISSION EXPIRES: 11/27/96 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM BESSIE W. ZEITLIN

TO GEORGE S. BRYAN, JR. AND WIFE, DEBORAH S. BRYAN

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 9894 PG 519

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

AMT
425000.00
CON TX 1572.50
PRFEE 1.00
DEED 8.00
581.50
CHECK 1581.50
12/20/95 01 13:44 0001 0322

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0133912
IDENTIFICATION REFERENCE

95 DEC 20 PM 1:45
REGISTER
DAVIDSON COUNTY, TN.

No. 988741