Return To:
[illegible]ERS TITLE & ESCROW CORPORATION
[illegible] West End Avenue #Floor 4
[illegible] TENNESSEE 37203
(615) 292-5900

WARRANTY DEED

58-B

THIS INSTRUMENT PREPARED BY

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

RMW 10070-222

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DARLENE G. HAMILTON (NAME)	FIRST AMERICAN NATIONAL BANK (NAME)	Map 104-6-F
3306 Long Boulevard, A-2 (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	Parcel 2
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37027 (CITY) (STATE) (ZIP)	F.B. 21W13079

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, SHIRLEY A. ZEITLIN, MARRIED AND JEFFREY ALAN ZEITLIN, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DARLENE G. HAMILTON, an unmarried person

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 Unit A-2 on the Plan of Condominium plat for Longview Apartments of record in Plat Book 6200, page 101, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Longview Condominium, a horizontal property regime established by Master Deed of record in Book 6290, page 125, amended in Book 6359, page 510 and Book 6365, page 587, said Register's Office.

Being the same property conveyed to Shirley A. Zeitlin and Jeffrey Alan Zeitlin by deed from Percy Wilkins, Jr., Trustee of record in Book 6392, page 787, said Register's Office.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 182, page 36; (3) Charter of record in Book 6303, page 129; (4) Covenants, Conditions, Restrictions and Agreements of record in Book 6290, page 125, amended in Book 6359, page 510 and Book 6365, page 587; (5) Easements of record in Book 2270, page 206; and (6) All matters appearing on the Plan of record in Plat Book 6200, page 101, said Register's Office.

This is not now, nor has it ever been the principal residence of the Grantors herein.

3272 06/03 0101 03CHECK 238.40

This is unimproved ( ) improved (XX) property, known as 3306 Long Boulevard, A-2, 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 30th day of May, 19 96

Shirley A. Zeitlin
SHIRLEY A. ZEITLIN

Jeffrey Alan Zeitlin by Shirley A. Zeitlin
JEFFREY ALAN ZEITLIN
BY: Shirley A. Zeitlin, Attorney-In-Fact
by Power of Attorney recorded simultaneously herewith

BOOK 10070 PG 223

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHIRLEY A. 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 30th day of May, 19 96.

My commission expires 11/20/96 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, Shirley A. 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 she is the Attorney-In-Fact for the said Jeffrey Alan Zeitlin and is authorized by the said Jeffrey Alan Zeitlin to execute this instrument on his behalf.

Witness my hand, at Office, this 30th day of May, 1996.

Notary Public

My Commission Expires:
11/20/96

96 JUN -3 PM 1:03
KELLY ARNOLD, REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
01187927

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 31st DAY OF May, 1996.

MY COMMISSION EXPIRES: 5-7-99
(AFFIX SEAL)

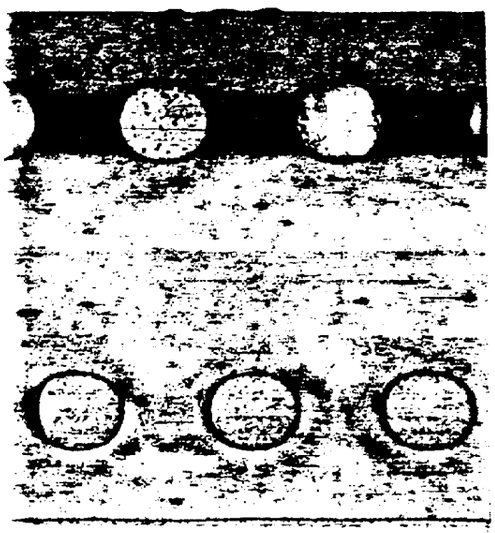
Notary Public

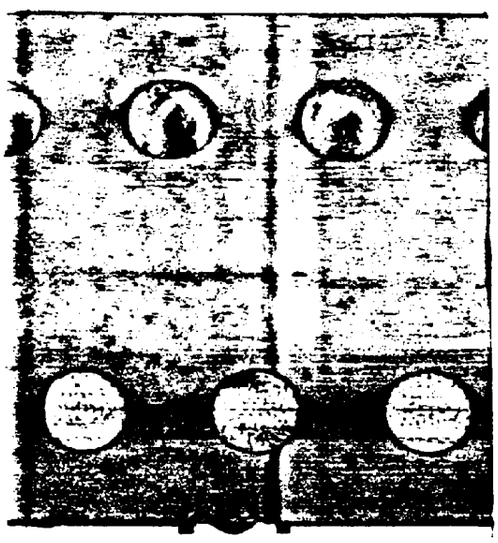
WARRANTY DEED

FROM: SHIRLEY A. ZEITLIN AND JEFFREY ALAN ZEITLIN

TO: DARLENE G. HAMILTON

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 10070 PG 224

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
WDEED	8.00
TOTAL	238.40
CHECK	238.40

06/03/96 01 13:08 0001 8272

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0187927
IDENTIF. & REFERENCE

96 JUN -3 PM 1:03
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1046161