This Instrument was prepared by Porch, Peeler, Williams and Thomason, Lawyers, 102 South Court Square, Waverly, Tennessee 37185. The name and address of the new owner and to whom the tax statement should be sent is Pamela P. Mendelsohn, 5468 Village Way, Nashville, Tennessee 37211.

The property is identified on the records of the Tax Assessor of Davidson County as Map 161-10-A-11.

I hereby swear, or affirm, that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $105,900.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Pamela P. Mendelsohn
Affiant

Subscribed and sworn to before me this the 26th day of October, 1996.

Notary Public

My Commission Expires:

6-16-97

ROBERT THOMASON, JR.
NOTARY PUBLIC
STATE OF TENNESSEE
OFFICIAL SEAL

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, FREDERICK PAUL ZITZMANN, JR., TRUSTEE, with full power to sell, this date have bargained and sold, and by these presents do transfer and convey unto PAMELA P. MENDELSOHN, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, as follows:

BEING Lot 30, Villages of Brentwood, Phase I, of record in Book 5200, page 613, Register's office for Davidson County, Tennessee. Said Lot No. 30 fronts 64.3 feet on the northeasterly margin of Village Way and extends back 100.3 feet on the northwesterly line and 101.6 feet on the southeasterly line to a dead line in the rear, measuring 63.1 feet thereon.

BEING the same property conveyed to Frederick Paul Zitzmann, Jr., Trustee by deed from Bruce Kessler, Trustee by instrument of record in Book 9741, page 409, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the Plan, with Owner's Certificate of record in Plat Book 5200, page 613, Register's Office of Davidson County, Tennessee, which Plan shows a designated building envelope, a 5 foot easement for electric and phone along the front line of said lot and a 10 foot easement for sanitary sewers along the southeasterly line of said lot, together with a 16 inch sewer line lying therein.

This conveyance is further subject to Declaration of Covenants, Conditions and Restrictions of record in Book 6143, page 11, Book 6398, page 495, Book 6852, page 497 and Book 7207, page 251, Register's Office, which sets forth assessments, lines and other matters to which Declaration reference is hereby made for more particulars.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said PAMELA P. MENDELSOHN, her heirs and assigns, forever. And I covenant with the said PAMELA P. MENDELSOHN, that I am lawfully seized and possessed of said land in Fee Simple, have a good right to convey it, and the same is unencumbered, except as set forth above.

And I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said PAMELA P. MENDELSOHN, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 26th day of October, 1996.

Frederick Paul Zitzmann, Jr., Trustee

Frederick Paul Zitzmann, Jr., Trustee

96 OCT 28 AM 8:52

REGISTER
DAVIDSON COUNTY, TN.

02402 74

IDENTIFICATION REFERENCE

STATE OF TENNESSEE)
)
COUNTY OF HUMPHREYS)

Personally appeared before me, a Notary Public in and for said County and State, the within named FREDERICK PAUL ZITZMANN, JR., TRUSTEE, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

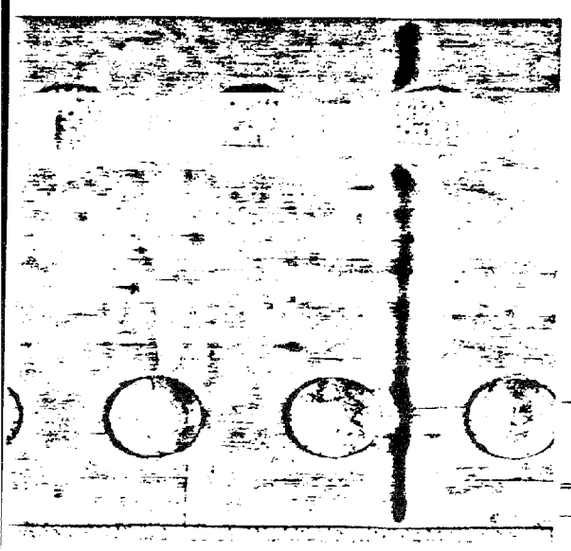
Witness my hand and official seal at Waverly, Tennessee, this 26th day of October, 1996.

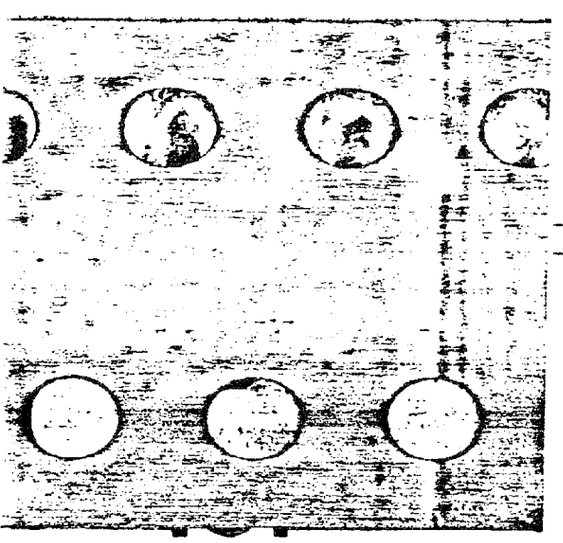
Notary Public

My Commission Expires:

6-16-97

1996 10 29 01:02 03CHECK 404.33





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10237 PG 951

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 105900.00
				CON TX 391.83
				PRFEE 1.00
				WDEED 12.00
				TOTAL 404.83
				CHECK 404.83
10/28/96	01			08:52 0001 4507

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0240274
IDENTIF. ↑ REFERENCE

96 OCT 28 AM 8:52
REGISTER
DAVIDSON COUNTY, TN.

№ 1081469

No [redacted]