File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

BOOK 10347 PG 806

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

#14400

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ELAINE TOPPING (NAME)	NEW OWNER (NAME)	131=6=F
199 Moultrie Park (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	45
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	7DA93152

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, BRUCE D. ZEITLIN, married and MARTIN CONSTRUCTION COMPANY, a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ELAINE TOPPING, unmarried

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. 45 on the Plan of a Resubdivision of Lot 2, Tract 11, Burton Hills and an Addition to The Village of Abbeywood, as of record in Plat Book 7900, pages 967 and 968, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Martin L. Zeitlin and Bruce D. Zeitlin, both married by deed from Mertech Realty, L.P., a Tennessee limited partnership of record in Book 9790, Page 990, Register's Office for Davidson County, Tennessee. Martin L. Zeitlin having conveyed his interest in said property to Martin Construction Company by quitclaim deed of record in Book 10347, page 804, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1997 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6517, page 522, Book 6778, page 536, Book 7146, page 193 and Book 9790, page 987; (3) Charter of record in Book 7189, page 72, Book 6517, page 505, Book 6921, page 216, Book 6517, page 511, Book 6921, page 214, Book 6665, page 1 and Book 6921, page 210; (4) Agreement of record in Book 7147, pages 411 and 416; and (5) All matters appearing on the Plan of record in Plat Book 6250, page 978, Book 6900, page 304, and Book 7900, pages 967 and 968, said Register's Office.

This is not now, nor has it ever been the principal residence of Bruce D. Zeitlin.

02724478

IDENTIFICATION REFERENCE

97 FEB 12 AM 9:51

DAVIDSON COUNTY, TN.

5728 02/12 0101 03CHECK 323.50

unimproved ( )
This is improved (XX) property, known as 130 Abbeywood Drive, 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 7th day of February, 19 97

BRUCE D. ZEITLIN

MARTIN CONSTRUCTION COMPANY
BY:
MARTIN L. ZEITLIN, PRESIDENT

BOOK 10347 PG 807

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand at office, this 7th day of February, 19 97.

My commission expires 9/23/2000 Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARTIN L. ZEITLIN with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of MARTIN CONSTRUCTION COMPANY 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 7th day of February, 19 97.

My commission expires 9/23/2000 Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Elaine Topping
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF February, 19 97.

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

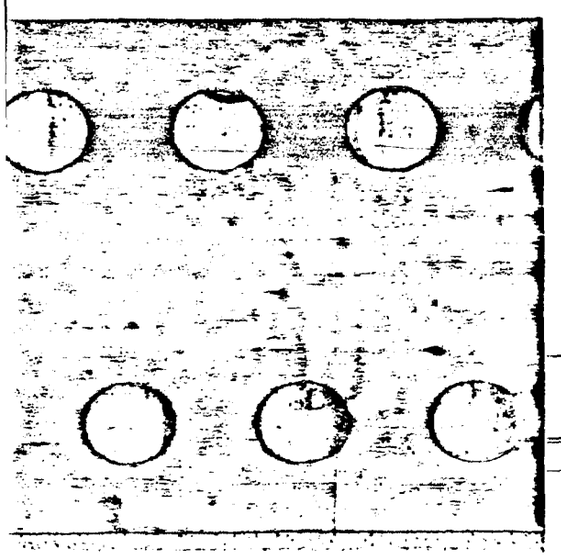
Notary Public

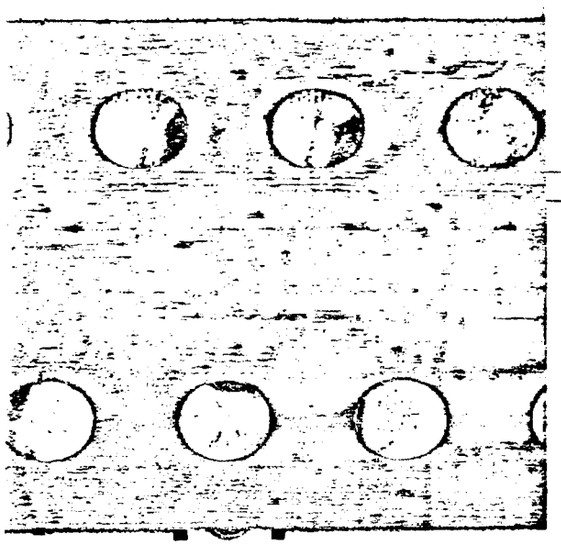
WARRANTY DEED

FROM BRUCE D. ZEITLIN AND MARTIN CONSTRUCTION COMPANY

TO ELAINE TOPPING

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 110 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 10347 PG 808

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 85000.00
CON TX 314.50
PRFEE 1.00
WDEED 8.00
TOTAL 323.50
CHECK 323.50

02/12/97 01 09:56 0001 5728

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0272478
IDENTIF. & REFERENCE

97 FEB 12 AM 9:51
REGISTER OF DEEDS
DAVIDSON COUNTY, TN.

No. 1116201