Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(35363)

~~39-B~~
File ~~#97-1060~~

# WARRANTY DEED

BOOK 10418 PG 720

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **The Zeitlin Group,** a Joint Venture composed of Martin Construction Company and Jeffrey Construction, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William G. Simpson, and wife Elaine R. Simpson**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, Being Lot No. 53 on the Plan of East Colony at Riverbend, of record in Plat Book 7900, Page 4, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being Part of the same property conveyed to The Zeitlin Group by Deed from East Colony at Riverbend, of record in Book 9746, Page 922, RODC.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

02949965
IDENTIFICATION REFERENCE

97 APR 15 PM 1:22
DAVIDSON COUNTY

**This is improved property, known as:** 6328 Willow Oak Court, Nashville, TN 37221

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

**WITNESS THE EXECUTION HEREOF** this 10th day of April, 1997

**The Zeitlin Group**

By: Jeffrey Construction Company,
Jeffrey A. Zeitlin, President

**State of Tennessee )**
**County of Davidson )**

On this the 10th day of April, 1997, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Jeffrey A. Zeitlin, President of Jeffrey Construction Company, a Joint Venturer of the Zeitlin Group, a Joint Venture**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 11-22-97

**State of Tennessee )**
**County of Davidson )**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$165,500.00**.

Affiant

Sworn and subscribed before me on this the 10th day of April, 1997.

Notary Public

My Commission Expires: 11-22-97

**NEW OWNER:**
**William G. Simpson**
**6328 Willow Oak Court**
**Nashville, TN 37221**

**RESPONSIBLE FOR TAX PAYMENT:**
FIRST AMERICAN NATIONAL BANK
FIRST AMERICAN CENTER
NASHVILLE, TN 37237

**TAX MAP-PARCEL #:**
**156-1-C-53CO**

04/16 0101 03CHECK 621.35

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10418 PG 722

| | | |
|---|---|---|
| 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 165500.00
CON TX 612.35
PRFEE 1.00
WDEED 8.00
TOTAL 621.35
CHECK 621.35

04/16/97 17:24:0001 0070

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0294965
IDENTIF. ↑ REFERENCE

97 APR 16 PM 1:23

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1139874