5913

# WARRANTY DEED

BOOK 10464 PG 232

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 167,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April 1997

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: 07/26/97
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| RICHARD F. TURNER, JR. (NAME) | CAVALRY BANKING (NAME) | 151-9-A-33CO |
| 6369 PADDINGTON WAY (ADDRESS) | POST OFFICE BOX 188 (ADDRESS) | 02DX-09385 |
| ANTIOCH, TN 37013 (CITY) (STATE) (ZIP) | MURFREESBORO, TN 37133-0188 (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, TODD ZEITLIN CONSTRUCTION CO., A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD F. TURNER, JR. AND WIFE, TRACY B. TURNER

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 33, on the Plan of PHASE 1, SECTION 1, LONG HUNTER CHASE, A PLANNED UNIT DEVELOPMENT, of record in Plat Book 7900, pages 829, 830, and 831, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING part of the same property conveyed to TODD ZEITLIN CONSTRUCTION CO., A TENNESSEE CORPORATION, by deed from Barry Construction Co., A Tennessee Corporation, of record in Book 10168, page 208, Register's Office for DAVIDSON County, Tennessee.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of PHASE 1, SECTION 1, LONG HUNTER CHASE, A PLANNED UNIT DEVELOPMENT, as said areas are set forth and defined in Restrictions of record in Book 9430, page 251; Book 9534, page 938; and Book 9534, page 942; By-Laws of record in Book 9430, page 279; and Charter of record in Book 9433, page 953; Register's Office for DAVIDSON County, Tennessee, and to which reference is hereby made for more particulars.

SOURCE OF DESCRIPTION: ABOVE PLAT OF RECORD

This is unimproved ( ) improved (X) property, known as 6369 PADDINGTON WAY, ANTIOCH, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my hand this 14th day of April, 19 97

TODD ZEITLIN CONSTRUCTION CO., A TENNESSEE CORPORATION

By:
TODD R. ZEITLIN, PRESIDENT

BOOK 10464 PG 233

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____
Notary Public

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____ the undersigned _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ TODD P. ZEITLIN _____

and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the PRESIDENT

and _____ respectively of the TODD ZEITLIN CONSTRUCTION CO.

the within named bargainor, and corporation, and that he as such PRESIDENT

and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said TODD P. ZEITLIN

as such PRESIDENT, and attesting the same by the said _____

as such _____.

Witness my hand and official seal at office at NASHVILLE, TN on this the 14th day of April 1997.

My commission expires 07/26/97

I. DYKE TATUM Notary Public

I. DYKE TATUM NOTARY PUBLIC AT LARGE

0307865
IDENTIF. ↑ REFERENCE

97 MAY 23 AM 9:01

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

4283 05/23 0101 03CHECK 627.64

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10464 PG 234

| | | |
|---|---|---|
| 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 167200.00
CON TX 618.64
PRFEE 1.00
WDEED 8.00
TOTAL 627.64
CHECK 627.64

05/22/97 01 09:07 0001 4283

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0307865

IDENTIF. ↑ REFERENCE

97 MAY 23 AM 9:04

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1[illegible]