QUITCLAIM DEED BOOK 10484 PG 176

BOX #19B
G#97-6-11K

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ N-O-N-E

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF June 19 97

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
MARTIN CONSTRUCTION COMPANY	"NEW OWNER"	MAP 116-02-0-B
(NAME)	(NAME)	
4301 Hillsboro Road		PARCEL 009co
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		FB #08DZ-78342
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, THE ZEITLIN GROUP, A TENNESSEE JOINT VENTURE

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED AND BY THESE PRESENTS DO HEREBY CONVEY UNTO MARTIN CONSTRUCTION COMPANY, A TENNESSEE CORPORATION, D/B/A ZEITLIN CUSTOM BUILDERS

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 located in the First Civil District of Davidson County, Tennessee, being Lot No. 13 on the Final Plat of Hill Place, a Planned Unit Development, as of record in Book 7900, Page 913, and Pages 923-932 (at Page 925), as amended by Surveyor's Certificate of Correction, of record in Book 9854, Page 235, and in Book 10058, Page 112, and in Book 10270, Page 38, all in the Register's Office for Davidson County, Tennessee, to which said plan and amendments reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to The Zeitlin Group, a Tennessee joint venture, by Deed from H. G. Hill Realty Company, a Tennessee corporation, of record in Book 9907, Page 667, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions of Hill Place, of record in Book 9645, Page 85, and as amended in Book 9658, Page 19, Register's Office for Davidson County, Tennessee; By-Laws of Hill Place Homeowners' Association, Inc., of record in Book 9645, Page 111, said Register's Office; Easement for Sanitary Sewer and/or Storm Drainage, of record in Book 6391, Page 530, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been assumed by the Grantee herein.

97 JUN -6 PM 12:41
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE 03133236

unimproved (X)
This is improved ( ) property, known as 2050 Fransworth Drive, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 5th day of June 19 97

THE ZEITLIN GROUP, A TENNESSEE JOINT VENTURE
By: MARTIN CONSTRUCTION COMPANY, A TENNESSEE CORPORATION, Joint Venturer

BY:
MARTIN L. ZEITLIN, President

By: JEFFREY CONSTRUCTION COMPANY, A TENNESSEE CORPORATION, Joint Venturer

BY:
JEFFREY A. ZEITLIN, President

- NOTARY ACKNOWLEDGMENTS -

ATTACHED TO QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared JEFFREY A. ZEITLIN, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the President of the JEFFREY CONSTRUCTION COMPANY, a Tennessee corporation, and who further acknowledged JEFFREY CONSTRUCTION COMPANY to be a Joint Venturer of THE ZEITLIN GROUP, the within named bargainor, a Tennessee joint venture, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing for and in behalf of the corporation the name of the joint venture by himself as such officer.

Witness my hand and official seal at office at Franklin, Tennessee, on this 5th day of June, 1997.

My Commission Expires: 7/24/99

Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared MARTIN L. ZEITLIN, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the President of the MARTIN CONSTRUCTION COMPANY, a Tennessee corporation, and who further acknowledged MARTIN CONSTRUCTION COMPANY to be a Joint Venturer of THE ZEITLIN GROUP, the within named bargainor, a Tennessee joint venture, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing for and in behalf of the corporation the name of the joint venture by himself as such officer.

Witness my hand and official seal at office at Franklin, Tennessee, on this 5th day of June, 1997.

My Commission Expires: 7/24/99

Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

0105 06/06 0101 03CHECK

8-00