BOOK 10694 PG 945

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

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Road, Ste 110
Nashville, TN 37215

#15074

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ROWE L. HUGGINS (NAME)	STANDARD FEDERAL BANK (NAME)	MAP 143-2-B
706 HARPETH TRACE DRIVE (STREET ADDRESS OR ROUTE NUMBER)	2600 W. BIG BEAVER ROAD (STREET ADDRESS)	PARCEL 4
NASHVILLE, TN 37221 (CITY) (STATE) (P. O. ZIP)	TROY, MICHIGAN 48084 (CITY) (STATE) (ZIP)	FB# 9DZ73007

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, MARTIN L. ZEITLIN AND JEFFREY A. ZEITLIN , both married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROWE L. HUGGINS AND WIFE, CAROL J. HUGGINS

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 Unit No. 4 on the Plan of (Revised) Treetops At Harpeth Trace, as of record in Plat Book 6250, page 455, 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 Jeffrey A. Zeitlin by quitclaim deed from The Zeitlin Group, a joint venture composed of Martin Construction Company & Jeffrey Construction Company of record in Book 6296, Page 174, re-recorded in Book 6446, page 142, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Restrictions of record in Book 6287, page 417; (2) Dedication of record in Book 6465, page 410; (3) Charter of record in Book 8085, page 576; (4) Easements of record in Book 5360, page 320, Book 5364, page 882 , Book 4889, page 192 and in Book 5142, page 694; (5) All matters appearing on the Plan of record in Book 6250, page 455, said Register's Office.

This is not now, nor has it ever been, the principal residence of Martin L. Zeitlin or Jeffrey A. Zeitlin.

1707 11/24 0101 03CHECK 538-10

This is improved (XX) unimproved ( ) property, known as 706 HARPETH TRACE DRIVE, NASHVILLE, TN 37221

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 20th day of November, 19 97.

MARTIN L. ZEITLIN

JEFFREY A. ZEITLIN

BOOK 10691 PG 946

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARTIN L. ZEITLIN AND JEFFREY A. ZEITLIN

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 20th day of November, 19 97.

My commission expires 4/23/2000 Notary Public

STATE OF _____
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ 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 _____ day of _____, 19____.

My commission expires _____ Notary Public _____

IDENTIFICATION REFERENCE 0372996

97 NOV 24 PM 2:25

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 143,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF November, 19 97.

MY COMMISSION EXPIRES: 4/23/2000 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

~~MARTIN L. ZEITLIN AND JEFFREY~~
A. ZEITLIN

TO

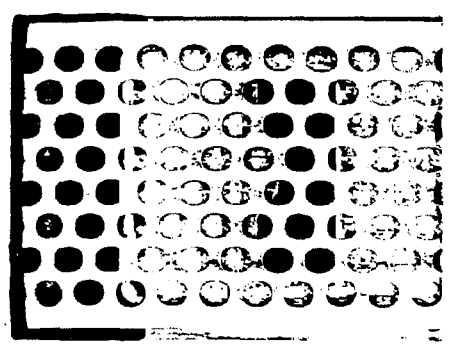
~~ROWE L. HUGGINS~~

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C 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 _____ BOOK 10694 PG 947

FOR _____

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

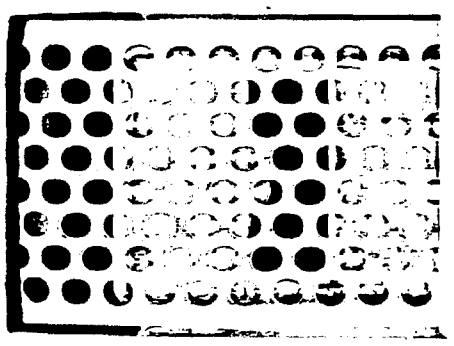
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
143000.00

CON TX	529.10
PRFEE	1.00
WDEED	8.00
TOTAL	538.10
CHECK	538.10

11/24/97 01 14:29 0001 1707

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0372996
IDENTIF. & REFERENCE

97 NOV 24 PM 2:2[illegible]

No.1224262