44
C.T.

Instr:200006140059502 Page: 1 OF 3
REC'D FOR REC 06/14/2000 3:09:28PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $129.50

BOX 44

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $35,000.00 Todd P. Zeitlin pres. **AFFIANT** Subscribed and sworn to before me, this 14th day of June, 2000. Wesley D. Turner Notary Public My Commission Expires: 3/[illegible]

Address New Owners As Follows: Todd Zeitlin Construction Co.
P. O. Box 426
Antioch, TN 37011

Send Tax Bills To: SAME

Map-Parcel Number: 128 3B 046.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BARRY CONSTRUCTION CO., a Tennessee corporation,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfers and conveys unto **TODD ZEITLIN CONSTRUCTION CO., a Tennessee corporation,** hereinafter called the Grantee, its successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 46 on the Final Plan of Williamsport, Section Two, a planned unit development, of record in Book 9700, page 705, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being a part of the property conveyed to Barry Construction Co. by deed from Barry Zeitlin, of record in Book 7369, page 247, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to:

1. 2000 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Declaration of Covenants, Conditions and Restrictions of record in Book 9430, page 251, as amended in Book 9144, page 703, Register's Office for Davidson County, Tennessee.

3. Matters shown on the plan of record at Book 9700, page 705, Register's Office for Davidson County, Tennessee.

4. Easement for Dedication of Easement for Water Line granted to Harpeth Valley Utilities District of record in Book 8626 page 836, Register's Office for Davidson County, Tennessee.

5. Easement for Dedication of Easement for Sanitary Sewer granted to Harpeth Valley Utilities District of record in Book 5222, page 769 and Book 5258, page 267, Register's Office for Davidson County, Tennessee.

6. Easement for Dedication of Easement for Sewer Line granted to Harpeth Valley Utilities District of record in Book 8300, page 12, Register's Office for Davidson County, Tennessee.

7. Easement for Dedication of Easement for Water Line of record in Book 8626, page 836, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Lot 46, Huntwood Place, Nashville, Tennessee 37011.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and it covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person 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 our hands this 14th day of June, 2000.

BARRY CONSTRUCTION CO.,
a Tennessee corporation

By: _____
Barry Zeitlin, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BARRY 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 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 14th day of June, 2000.

Notary Public

My Commission Expires: 3/29/03

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