Return to:
First TItle & Escrow
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This Instrument Was Prepared By:
George E. Mudter, Jr., Esq.
MUDTER & PATTERSON
2000 Richard Jones Road
Suite 103
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 06/05/01 14:46 4pgs
Fees:19.00 Taxes:1376.40
20010605-0058366

Address New Owner(s):	Send Tax Bills to:	Tax Information:
Bongo Java, L.P. 2007 Belmont Blvd. Nashville, TN 37212	New Owner	Map: 104-12 Parcel: 282 Field Book: 24W825

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, MANUEL S. ZEITLIN and wife, JANICE T. ZEITLIN ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to BONGO JAVA, L.P., a Tennessee limited partnership ("Grantee"), its successors and assigns, an undivided Eighty (80%) percent interest in that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2007 Belmont Boulevard, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

AND Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "B" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of June, 2001.

MANUEL S. ZEITLIN

JANICE T. ZEITLIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, of the state and county aforementioned, personally appeared Manuel S. Zeitlin and wife, Janice T. Zeitlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 4th day of June, 2001.

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires NOV. 29, 2003

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $372,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of June, 2001.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

Exhibit "A"

Land in Davidson County, Tennessee, being the south half of Lot No. 133, on the Plan of Belmont Heights Property, of record in Book 421, page 34, Register's Office for Davidson County, Tennessee, described as follows:

Said part of said lot fronts 50 feet on the west side of Belmont Boulevard, and runs back between parallel lines 163 feet, more or less, to an alley.

Being part of the same property conveyed to Manuel S. Zeitlin and wife, Janice T. Zeitlin by deed from Jonathan C. Scruggs, Charles A. Scruggs, III and William R. Thurman, Jr., of record in Book 7092, page 981, Register's Office for Davidson County, Tennessee.

Exhibit "B"

1. State and county taxes for the year 2001, and subsequent years, which have been assumed by Grantee.

2. All matters appearing on the Plan of record in Plat Book 421, page 34, Register's Office for Davidson County, Tennessee.