39-B

PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 01/11/02 13:42 2pgs
Fees:13.00 Taxes:2775.00
20020111-0004857

W & I Ref:(ST) Title No: 43169
Dav. Co. File: Box # 39-B

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mark Zenker Jill DeBona ~~1929 Cromwell Dr.~~ Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 130-10-95+96

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$750,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rendigs Fels, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mark Zenker and spouse, Jill DeBona** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lots. Nos. 50 and 51 on the Plan of New Golf Club Subdivision of record in Book 421, Page 185, Register's Office for said County.

Said Lot Nos. 50 & 51 together front 192 feet on the westerly margin of Westview Avenue formerly known as Highland Avenue and extends back 250 feet on the southerly line and 265 feet on the northerly line with the southerly margin of Forsythe Place to a dead line in the rear, measuring 284 feet thereon.

Being the same property conveyed to Rendigs Fels and wife, Beatrice B. Fels by deed from R. S. Doggett and wife, Annie Kate Doggett of record in Book 1876, Page 361, Register's Office for Davidson County, Tennessee. The said Beatrice B. Fels has since died.

Marilyn W. Fels, spouse of Rendigs Fels, joins in conveying any interest she might have in above described conveyance.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2002, and subsequent years; All Matters shown on The Plan, with Owner's Certificate, of record in Plat Book 421 Page 185, said Register's Office; Restrictions of record in Book 653, Page 112, as to Lot 51, Book 734, Page 564 as to Lot 50.

This is improved property, known as: 917 Westview Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11th day of January, 2002.

Rendigs Fels

Marilyn W. Fels

State of Tennessee

County of Davidson

On this 11th day of January, 2002 , before me the undersigned authority, personally appeared Rendigs Fels and Marilyn W. Fels , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

State of

County of

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $750,000.00

Affiant

Sworn and subscribed before me this the 11th day of January, 2002.

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

My Commission Expires: 7-30-05 Notary Public