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Davidson County DEEDWARR
Recvd: 04/15/02 08:42 2pgs
Fees:13.00 Taxes:610.50

20020415-0045884

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
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 $165,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of April, 2002.

Notary Public

My Commission Expires:

WESLEY D. TURNER NOTARY PUBLIC STATE OF TENNESSEE

Address New Owner As Follows:
Barry & Todd Zeitlin Construction Co.
P. O. Box 426
Antioch, Tennessee 37011

Send Tax Bills To:
New Owner

Map-Parcel Number:
Map No. 159-16
Parcel No. 7

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 Grantees, 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 transfer and convey unto **BARRY & TODD ZEITLIN CONSTRUCTION CO.,** a Tennessee general partnership, hereinafter called the Grantee, its heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Woodward Hills, of record in Book 9700, page 900, Register's Office for Davidson County, Tennessee, as amended in Book 11766, page 32, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Barry Construction Co., a Tennessee corporation, by deed from Woodward Hills Development Company of record as Instrument No. 20001110-0112012, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2002 taxes, a lien but not yet due and payable, which have been 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. All matters as shown on the Plan of record in Book 9700, page 900, as amended in Book 11766, page 32, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions for Woodward Hills, or record in Book 11643, page 319, said Register's Office, as amended in Book 11766, page 34, said Register's Office, and further amended by Instrument No. 20000610-0061752, Register's Office for Davidson County, Tennessee.

4. Bylaws of Woodward Hills Homeowner's Association of record as Instrument No. 20000502-0043931, said Register's Office.

This is unimproved property known as Lot 7, Woodward Hills, Brentwood, TN 37027.

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, its successors and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our 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 persons whomsoever.

WITNESS our hand this 12th day of April, 2002.

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 **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 12th day of April, 2002.

_____
Notary Public

My Commission Expires: 3/29/05

NOTARY PUBLIC AT LARGE

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