THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 652,170.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April, 2002

Notary Public

MY COMMISSION EXPIRES: 5-14-07
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William S. Zinke (NAME)	Chase Manhattan Mortgage (NAME)	104-9-81
3619 Central Avenue (ADDRESS)	11119 N. Torrey Pines Road (ADDRESS)	
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	La Jolla, CA 92037 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Steven Guttentag and wife, Stacy Winick

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William S. Zinke and wife, Brooke A. Ackerly

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 142 and the easterly 7 feet of Lot 144 on the Plan of Richland Realty Company's Second Subdivision, "B" of record in Book 332, page 92, Register's Office for Davidson County, Tennessee, described as follows:

SAID property adjoins and fronts together 57 feet on the southeasterly margin of Central Avenue and extends back between parallel lines 192.5 feet to an alley.

BEING the same property conveyed to Steven Guttentag and wife, Stacy Winick by deed from David P. Leonard and wife, Amy Leonard, of record as Instrument No. 20010404-0033031, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 05/02/02 13:35 2pgs
Fees:13.00 Taxes:2413.03

20020502-0054189

unimproved ( )
This is improved (X) property, known as 3619 Central Avenue, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hand S this 26th day of April, 2002

Steven Guttentag by Caroline Chen Atty in Fact
Steven Guttentag

Stacy Winick by Caroline Chen Atty in Fact
Stacy Winick

STATE OF TENNESSEE
COUNTY OF

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

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned notary public in and for the state and county above, personally appeared the within named Denise Cummins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledges the execution of the foregoing instrument on behalf of Steven Guttentag and wife, Stacy Winick as his/her Attorney-in-Fact, as the free act and deed of the within named Steven Guttentag and wife, Stacy Winick.

WITNESS my hand and official seal at office, this 26th day of April, 2002.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

_____

Notary Public

My Commission Expires: 5-17-03