WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/17/02 12:11 2pgs
Fees:13.00 Taxes:3983.79

20020617-0073030

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 1,076,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12th DAY OF June 2002

Notary Public

MY COMMISSION EXPIRES: May 29, 2005
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JASON M. SHEER	N/A Same	159-16-10
(NAME)	(NAME)	
137 WOODWARD HILLS PLACE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37027		
(CITY) (STATE) (ZIP)	(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, TODD ZEITLIN CONSTRUCTION CO.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JASON M. SHEER AND WIFE, ELIZABETH B. SHEER

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. 10 on Plan of Woodward Hills Subdivision of record in Book 9700 page 900, Records of Davidson County, Tennessee as amended in Book 11766, page 32, said Register's Office to which Plan reference is here made for a more complete description.

Being the same property conveyed to Todd Zeitlin Construction Co., a Tennessee corporation by Warranty Deed from Barry Construction Co, a Tennessee corporation, of record as Instrument 20010321-0027164, Davidson County, Tennessee.

SOURCE OF DESCRIPTION: PRIOR DEED OF RECORD

Conveyance is subject to Restrictive Covenants contained in the instruments of record in Book 11643, page 319, Book 11766, page 34, Instrument No. 200006210061752, By-laws of record in Instrument No., 200005020043931 and Charter of the Homeowner's Association of record in Instrument No. 200005020043930.

unimproved ( )
This is improved (X) property, known as 137 WOODWARD HILLS PLACE, NASHVILLE, TN 37027
(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 my hand this 12th day of June, 2002

TODD ZEITLIN CONSTRUCTION CO.
By:
TODD ZEITLIN, PRESIDENT

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 DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared TODD ZEITLIN and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the PRESIDENT and _____ respectively of the TODD ZEITLIN CONSTRUCTION CO. the within named bargainor, and corporation, and that he as such PRESIDENT 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 TODD ZEITLIN as such PRESIDENT, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at NASHVILLE, TN on this the 12th day of June, 2002.

My commission expires May 29, 2005

_____

Notary Public

I. DYKE TATUM

