PREPARED BY (AND RETURN TO):
WILKINS & IVEY
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Nashville, TN 37205
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W & I Ref(SK) Title No: 44033
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 11/01/02 15:07 2pgs
Fees:12.00 Taxes:0.00
20021101-0134350

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Charles E. Treat, Trustee Sherrill L. Treat, Trustee 3503 Murphy Road Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 104-05-0 364.00

WARRANTY DEED
(Corporate)

FOR AND IN CONSIDERATION of the sum of **$168,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Zeitgeist, Inc.**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Charles E. Treat and Sherrill L. Treat, Trustees of the Charles E. Treat Trust, a revocable living trust, U/A/D 11-8-99** 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 Part of Lot No. 276 on the Map of Richland Realty Companys Second Subdivision, Division B, as shown on Plans of record in Book 332, pages 92 and 174, said Register's Office, described according to a survey by T.R. Sanford, Surveyor, on January 18, 1956, as follows:

Said part of said lot fronts 66.8 feet on the southwesterly side of Murphy Road and runs back between parallel lines 102.5 feet on the westerly line and 91.7 feet on the easterly lien to a dead line in the rear on which it measures 65 feet.

BEING the same property conveyed to Zeitgeist, Inc. by deed from Charles Gilbert, Jr. and Leonard Amdur, an unmarried man of record in Book 8001, page 754, Register's Office for Davidson County, Tennessee.

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 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 332 Page 92 and 174, said Register's Office.

This is improved property, known as: 3503 Murphy Road, 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 31st day of October, 2002.

Zeitgeist, Inc.

By: Phyllis Avant Phyllis Avant
Title: **President**

State of TENNESSEE

County of DAVIDSON

Before me, the undersigned, personally appeared **Phyllis Avant** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **President** (or other officer authorized to execute this instrument) of **Zeitgeist, Inc.**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Davidson Tennessee this the 31st day of October, 2002.

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

My Commission Expires: _____

_____
Notary Public

My Commission Expires MAY 30, 2004

AFFIDAVIT

This conveyance is to a revocable living trust and is exempt from the transfer tax pursuant to Tennessee Code Annotated, Section 67-4-409 (a) (3) (F).

_____
Affiant

Sworn and subscribed before me on 10/31/02.

_____
Notary Public

My Commission Expires: _____

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

My Commission Expires MAY 30, 2004