44
LR

Davidson County DEEDWARR
Recvd: 03/05/03 16:09 2pgs
Fees:13.00 Taxes:793.93
20030305-0029505

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 $214,575.00. Affiant Subscribed and sworn to before me this 5th day of March, 2003. Notary Public My Commission Expires:

Address New Owner As Follows: Barry & Todd Zeitlin Construction Co. P. O. Box 426 Antioch, TN 37011	Send Tax Bills To: Same	Map-Parcel Number: 159-16-0 009.00

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 Grantee, 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 successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 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, a Tennessee corporation, 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. 2003 taxes, a lien but not yet due and payable, which have been prorated and 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, of record in Book 11643, page 319, as amended in Book 11766, page 34, and further amended by Instrument No. 20000621-0061752, 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 141 Woodward Hills Place, 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 it covenants with the said Grantee that it is 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 covenants and binds itself, its 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 person whomsoever.

WITNESS my hand this 5th day of March, 2003.

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 the 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 5th day of March, 2003.

_____
Notary Public

My Commission Expires: 1/22/07

WESLEY D. TURNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE