WARRANTY DEED

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 06/05/03 15:00 2pgs
Fees:13.00 Taxes:351.50

20030605-0077938

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May, 2003

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julie B. Zeitlin (NAME)	CBSK Financial Group, Inc. DBA (NAME)	MAP 083-09
2006 Rosecliff Drive (ADDRESS)	6 Hutton Centre Dr. 7th Floor (ADDRESS)	PARCEL 040.00
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Santa Ana, CA 92707 (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, Jean Martin Burnett and Jan Bender and Karl Tatum and Henry Edward Tatum, III

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Julie B. Zeitlin, Unmarried

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. 106 on the Map of Rosebank Park, as of record in Book 1835, page 26, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Lindsey S. Martin and wife, Vennie D. Martin by Warranty Deed from S. Briggs Burkhalter and wife, Jean E. Burkhalter of record in Book 2038, page 176, Register's Office for Davidson County, TN The said Lindsey S. Martin having predeceased the said Vennie D. Martin. Vennie D. Martin having died testate November 24, 2002, a resident of Davidson County, Tennessee. Pursuant to the Last Will and Testament of Vennie Daniel Martin of record in Will Book 5060, Page 1014804, in the Probate Court for Davidson County, Tennessee, said property was devised to Jean Martin Burnett and Mamie Martin Tatum. The said Mamie Martin Tatum having since died, August 01, 2002, leaving as her only sole surviving heirs, all of her children, namely, Jan Bender, Karl Tatum and Henry Edward Tatum, III, all of which are conveying the one-half interest of Mamie Martin Tatum.

This conveyance is subject to taxes for the year 2003, and subsequent years, easements and restrictive covenants of record.

Jean Martin Burnett executed this instrument as Attorney-in-Fact in behalf of Jan Bender, Karl Tatum and Henry Edward Tatum, III pursuant to Specific Powers-of-Attorney of record by Instrument No. 20030605007793S Register's Office for Davidson County, Tennessee.

Karl Taum and Karl D. Tatum, being one and the same person. * 20030605007793G

Jan Bender and Jan K. Bender, being one and the same person. ** 20030605007793

unimproved ( )
This is improved (X) property, known as 2006 Rosecliff Drive, Nashville, TN 37206
(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 30th day of May, 2003

Jean Martin Burnett
Jan Bender
By: Jean Martin Burnett
Jean Martin Burnett, Attorney-in-fact

Karl Tatum
By: Jean Martin Burnett
Jean Martin Burnett, Attorney-in-fact

Henry Edward Tatum, III
By: Henry Edward Tatum III
Jean Martin Burnett, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JEAN MARTIN BURNETT the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that SHE executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 30TH day of MAY, 2003.

My Commission Expires: _____

Notary Public

My Commission Expires OCT. 25, 2003

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State 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, a corporation, and that _____ as such _____ and _____ being authorized to do so, 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 in _____, Tennessee on this the _____ day of _____, _____.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of MAY, 2003, before me, the undersigned, a Notary Public in and for said County and State, personally appeared JEAN MARTIN BURNETT to me known to be the person who executed the foregoing instrument in behalf of JAN BENDER, KARL TATUM & HENRY *EDWARD TATUM, III and acknowledged that SHE executed the same as the free act and deed of the said JAN BENDER, KARL TATUM & HENRY EDWARD TATUM, III

Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this the 30th day of MAY, 2003.

My Commission Expires: _____

Notary Public

*EDWARD TATUM, III

My Commission Expires OCT. 25, 2003

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisactory evidence), and who acknowledged to me that _____ is the _____ of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the puposes therein contained on behalf of the said _____, by signing _____ name as such _____.

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

_____

Notary Public

My Commission Expires: _____