WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/10/03 09:53 2pgs
Fees:13.00 Taxes:333.00

20030610-0079709

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Anthony Fragale
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of June, 2003.

Notary Public

MY COMMISSION EXPIRES: July 24, 2005
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE ANDERSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
USA TITLE & ESCROW, INC., 1802 Williamson Court, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony Fragale	Anthony Fragale	162.16-0-037.00
(NAME)	(NAME)	
1305 Hickory Park Court, W	1305 Hickory Park Court, W	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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, Barry Zeitlin and wife, Linda Zeitlin, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anthony Fragale, married, 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. 46-A on the Plan of Hickory Park Villas, Section Three, as of record in Book 5200, page 604, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Barry Zeitlin and wife Linda P. Zeitlin by Deed from Barry Construction Company, dated June 8, 1984, and recorded June 13, 1984, in Book 6314, page 798, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed dated April 25, 2003 and recorded April 28, 2003 in Instrument No. 200304290057462, said Register's Office.

unimproved
This is improved property, known as 1305 Hickory Park Court, W, Antioch, TN 37013
X

(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 4th day of June, 2003.

Barry Zeitlin

Linda Zeitlin

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, CHRISTOPHER L TREECE, a Notary Public in and for said County and State, the within named Barry Zeitlin, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at ANTIOCH, Tennessee, this 4 day of June, 2003.

NOTARY PUBLIC

My Commission Expires: July 24 2005

NOTARY PUBLIC AT LARGE ANDERSON CO. TENN. MY COMM. EXP. 07/24/05

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this 4 day of June, 2003, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Barry Zeitlin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Linda Zeitlin and acknowledged that he/she executed the same as the free act and deed of the said Linda Zeitlin.

WITNESS my hand and seal at ANTIOCH, TENNESSEE, this the 4 day of June, 2003.

NOTARY PUBLIC

My Commission Expires: July 24 2005

NOTARY PUBLIC AT LARGE ANDERSON CO. TENN. MY COMM. EXP. 07/24/05