BOX 11

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/11/03 16:00 2pgs
Fees:13.00 Taxes:111.00

20030611-0081001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JUNE, 2003.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

RICHARD MANSON NOTARY PUBLIC Notary Public AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2007

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, Inc., 1319 Fifth Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin Zeitlin	Benjamin Zeitlin	092-09-318
(NAME) 418 35th Avenue North	(NAME) 510 Arbor Drive ~~418 35th Avenue North~~	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Franklin 37064 ~~Nashville, TN 37209~~	
(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, Regina M. Davis, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benjamin D. Zeitlin and wife, Laura C. Zeitlin, 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 Nos. 77, 78 & 79 on the Map of the Re-subdivision of the Wilcox Property, as of record in Plat Book 421, page 42, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lots 77, 78 & 79 adjoin and front together 150 feet on the south side of Trevor Street, and run back between parallel lines. Lot No. 79 running back along the east margin of 35th Avenue North and Lot No. 77 running back along the west margin of an alley, 125 feet to another alley in the rear.

Being the same property conveyed to Regena M. Davis, by deed of record as Instrument No. 200011130112567, said Register's Office.

This is not the principal residence of the grantor.

unimproved ☒

This is improved ☐ property, known as 418 35th Avenue North, Nashville, TN 37209

(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 10th day of June, 2003.

Regena M. Davis

Regena M. Davis

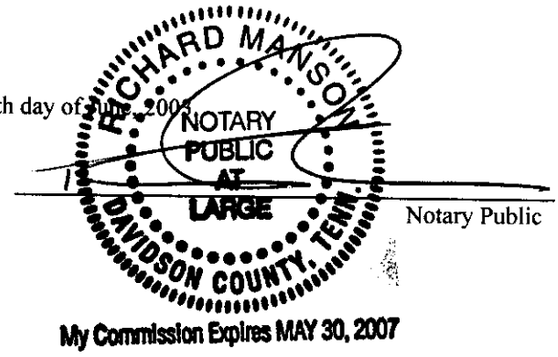
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Regena M. Davis, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10th day of June, 2003.

Commission expires:



Notary Public