WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/15/03 10:29 2pgs
Fees:13.00 Taxes:340.40

20030715-0098585

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of July, 2003

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CHERYL R AMOS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

MY COMMISSION EXPIRES: 3/31/07

THIS INSTRUMENT WAS PREPARED BY
USA Title & Escrow, Inc., 1802 Williamson Court, Brentwood, TN 37027

This instrument prepared without the benefit of a title search. Therefore, preparer makes no warranties as to accuracy.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mayibuye Monanabela	Mayibuye Monanabela	
(NAME)	(NAME)	
1402 Bell Trace Drive	1402 Bell Trace Drive	162-16-59
(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 Mayibuye Monanabela, 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. 67A on the Plan of Hickory Park Villas, Section Two, Zone Lot Division, Lots 49 through 56, and 58 through 66, as of record in Book 6250, page 740, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Barry Zietlin and wife, Linda Zeitlin, by Quitclaim Deed from Maxie Patton, Trustee, dated December 18, 1998, and recorded February 25, 1999, in Book 11355, page 779, Register's Office for Davidson County, Tennessee.

unimproved

This is improved ✓ property, known as 1402 Bell Trace Drive, Antioch, TN 37013
(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 3rd day of July, 2003.

Barry Zeitlin

Linda Zeitlin, by Barry Zeitlin, Attorney in Fact

STATE OF TENNESSEE)

COUNTY OF Williamson)

Personally appeared before me, the undersigned, 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 executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 3 day of July, 2003.

NOTARY PUBLIC

My Commission Expires: 5/30/07

DARREN F. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

MY COMMISSION EXPIRES: 05/30/2007

STATE OF TENNESSEE)

COUNTY OF Williamson)

On this 3 day of July, 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 executed the same as the free act and deed of the said Linda Zeitlin

WITNESS my hand and seal at Brentwood, Tennessee, this the 3 day of July, 2003.

NOTARY PUBLIC

My Commission Expires: 5/30/07

DARREN F. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

MY COMMISSION EXPIRES: 05/30/2007