WARRANTY DEED

This Instrument Was Prepared Based on Information From the Parties Involved and Without Benefit of Title Search. Preparer Makes No Warranties as to Accuracy.

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7TH DAY OF AUGUST, 2003.

Notary Public

MY COMMISSION EXPIRES: July 24, 2005

(AFFIX SEAL)

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
LeBrian McGill	LeBrian McGill	162.16-0-043.00
(NAME)	(NAME)	
1405 Bell Trace Drive	1405 Bell Trace Drive	
(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 LeBrian McGill, 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 52-A on the Plan of Hickory Park Villas, Section Two, Zone Lot Division, of record in Book 6250, page 615, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Barry Zeitlin and wife, Linda Zeitlin, by Deed from Todd P. Zietlin, Trustee with full power to sell, transfer, mortgage and convey without joinder of beneficiary, dated April 25, 2003, and recorded April 29, 2003, in Instrument No. 200304290057462, said register's Office.

unimproved

This is improved ✓ property, known as 1405 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 our hands this 7th day of August, 2003.

Barry Zeitlin

Linda Zeitlin, by Barry Zeitlin, her Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 08/15/03 10:55 2pgs
Fees:13.00 Taxes:358.90

20030815-0117959

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 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 Nashville, Tennessee, this 7 day of August, 2003.

NOTARY PUBLIC

My Commission Expires: July 24, 2005

NOTARY PUBLIC AT LARGE ANDERSON CO. TENN.

STATE OF TENNESSEE)

COUNTY OF Davidson)

On this 7 day of August, 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 Nashville, TN, this the 7 day of August, 2003.

NOTARY PUBLIC

My Commission Expires: July 24, 2005

NOTARY PUBLIC AT LARGE ANDERSON CO. TENN.