Davidson County DEEDWARR
Recvd: 02/06/04 08:40 2pgs
Fees:13.00 Taxes:543.90

20040206-0014495

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***147,000.00.

Affiant

Subscribed and sworn to before me this 13th day of January, 2004.

Notary Public

My Commission Expires: 10-12-05

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
KRISTINA ZELLMAN 3520 Elkins Avenue Nashville, Tennessee 37209	Same	MAP 92-13 PARCEL 168

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY SEVEN THOUSAND AND 00/100 DOLLARS ($***147,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, LISA D. FRIEDLAND, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto KRISTINA ZELLMAN, married, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 11 of Block 17 on the Map of Charlotte Park Company's 2nd Addition to Nashville as of record in Book 57, pages 160 and 161, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 50.0 feet on the northerly side of Elkins Avenue, formerly Second Avenue, and runs back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to Lisa D. Friedland, unmarried, by deed from Alexander hale and wife, Julia F. Hale, of record as Instrument No. 20030718-0100954 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3520 Elkins Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters, if any, shown on the plan of Charlotte Park Company's 2nd Addition to Nashville of record in Book 57, pages 160 and 161, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 13th day of January, 2004.

Lisa D. Friedland

LISA D. FRIEDLAND

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 Lisa D. Friedland, 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 this 13th day of January, 2004.

Notary Public

My Commission Expires: 10-12-05

MITCHELLA WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee