WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/19/04 13:51 2pgs
Fees:13.00 Taxes:395.90

20040219-0019368

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Margaret E Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF FEBRUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

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

MY COMMISSION EXPIRES: 05/30/2007

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
Margaret Davis	Margaret Davis	173.04-0-013.00
(NAME)	(NAME)	
5445 Hickory Park Dr.	5445 Hickory Park Dr.	
(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 Linda Zeitlin married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Margaret Davis ~~unmarried~~ SW, 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. 71-B on the Plan of Hickory Park Villas, Section 3, Zone Lot Division, as of record in Book 6250, page 812, Register's Office for Davidson County, Tennessee, to which plan reference is herby made for a more complete description.

Being part of the same property conveyed to Barry Zeitlin 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, said Register' Office

unimproved

This is improved ✓ property, known as 5445 Hickory Park Dr., 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 13th day of February, 2004.

Barry Zeitlin

Linda Zeitlin By Barry Zeitlin attorney in fact

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, Darren F. Gregory, 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 Brentwood, Tennessee, this 13th day of February, 2004.

NOTARY PUBLIC

DARREN F. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN. MY COMMISSION EXPIRES 05/30/2007

My Commission Expires: 5/30/07

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

On this 13th day of February, 2004, before me, Darren F. Gregory, 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 Barry Zeitlin.

WITNESS my hand and seal at Brentwood, Tennessee, this the 13th day of February, 2004.

NOTARY PUBLIC

DARREN F. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN. MY COMMISSION EXPIRES 05/30/2007

My Commission Expires: 5/30/07