WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 Day of June, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
USA Title and Escrow, Inc., 1802 Williamson Court, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip Yates	Phillip Yates	173.04-0-006.00
(NAME)	(NAME)	
5447 Hickory Park Drive		
(ADDRESS)	(ADDRESS)	
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 Phillip Yates, HEREINAFTER CALLED THE GRANTEE, HIS 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-A on the Plan of Hickory Park Villas, Section Three, Zone Lot Division, Lots 71, 72, 73, and 74, as of record in Book 6250, page 812, 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. Zeitlin, Trustee, with full power to sell, transfer, mortgage and convey without the 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 5447 Hickory Park 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 7 day of June, 2004.

PICK-UP

Davidson County DEEDWARR
Recvd: 06/08/04 10:28 2pgs
Fees:13.00 Taxes:395.90

20040608-0067529

Barry Zeitlin

Linda Zeitlin, by Barry Zeitlin, attorney-in-fact

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, 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 7TH day of June, 2004.

David Paul Ande
NOTARY PUBLIC



STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

On this 7TH day of June, 2004, before me, 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 7 day of June, 2004.



David Paul Ande
NOTARY PUBLIC

My Commission Expires: 3/18/07