WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/02/05 10:30 2 pgs
Fees:13.00 Taxes:414.40

20050502-0048356

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

William Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th Day of April, 2005.

Notary Public

MY COMMISSION EXPIRES: 11-24-07
(AFFIX SEAL)

Bradley Y. Emery Notary Public at Large Davidson Co. Tenn.

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
William Davis	Same	162.16-0-061.00
(NAME)	(NAME)	
1203 Clubhouse Lane		
(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 Linda Zeitlin By: Barry Zeitlin, Attorney-in-Fact, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Davis, Married, 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. 31B on the Plan of Hickory Park Villas, Section One, Zone Lot Division, as of record in Book 6250, page 314, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being a portion 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, Register's Office for Davidson County, Tennessee.

unimproved

This is improved ✓ property, known as 1203 Clubhouse Lane, 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 27th day of April, 2005.

Barry Zeitlin

Linda Zeitlin By: Barry Zeitlin, Attorney-in-Fact

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

On this 27th day of April, 2005, 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 Brentwood, Tennessee, this the 27th day of April, 2005.

NOTARY PUBLIC

My Commission Expires: 11-24-07

Bradley Y. Emery Notary Public at Large Davidson Co. Tenn.

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/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 27th day of April, 2005.

NOTARY PUBLIC

My Commission Expires: 11-24-07

Bradley Y. Emery Notary Public at Large Davidson Co. Tenn.