Davidson County DEEDWARR
Recvd: 11/15/05 15:38 4 pgs
Fees:23.00 Taxes:5834.90

20051115-0138194

Box 44

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 Deaderick Street, Suite 1100
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,577,000.00.

Affiant

Subscribed and sworn to before me this 14th day of November, 2005.

Notary Public

My Commission Expires:

WESLEY D. TURNER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires JAN. 27, 2007

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Barry Zeitlin and wife, Linda Zeitlin P. O. Box 426 Antioch, TN 37013	SAME	See attached Exhibit A

ASSUMPTION WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, together with assumption of the indebtedness secured by Deed of Trust, Assignment of Rents and Security Agreement dated December 21, 1998, executed by HPI Investments to Andrew P. Grisham, Trustee, for the benefit of AmSouth Bank of record in Book 11265, page 756, Register's Office for Davidson County, Tennessee, and related documents, as amended by Modification and Extension Agreement of record as Instrument No. 20040402-0037679, Register's Office for Davidson County, Tennessee, **HPI, LLC**, a Tennessee limited liability company and successor by conversion to **HPI INVESTMENTS**, a Tennessee general partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **BARRY ZEITLIN and wife, LINDA ZEITLIN**, hereinafter called the

Grantees, their heirs and assigns, certain tracts or parcels of land in Davidson County, Tennessee,

described as follows:

TRACT I:

Land in Davidson County, Tennessee, being Lots No. 22B, 25A, 27A, 29A, and 30B on the Plan of Hickory Park Villas, Section One, Zone Lot Division, Lots 21 through 31, as of record in Book 6250, page 314, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

TRACT II:

Land in Davidson County, Tennessee, being Lots No. 32A, 33A, 34A, 37B, 38B, 39A, and 40B, on the Plan of Hickory Park Villas, Section Two, Zone Lot Division, Lots 32 through 40, as of record in Book 6250, page 598, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

TRACT III:

Land in Davidson County, Tennessee, being Lot No. 41A on the Plan of Hickory Park Villas, Section 3, Zone Lot Division, Lots 41 through 47, as of record in Book 6250, page 591, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to HPI Investments, a Tennessee partnership composed of Garry Zeitlin, Richard L. Zeitlin and Todd P. Zeitlin, of record in Book 6692, page 884, Register's Office for Davidson County, Tennessee, HPI, LLC, a Tennessee limited liability company, being successor by conversion to HPI Investments, a Tennessee partnership.

TRACT IV:

Land in Davidson County, Tennessee, being Lots No. 27B and 29B on the Plan of Hickory Park Villas, Section One, Zone Lot Division, Lots 21 through 31, 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.

TRACT V:

Land in Davidson County, Tennessee, being Lots No. 32B, 33B, 34B and 39B on the Plan of Hickory Park Villas, Section Two, Zone Lot Division, Lots 32 through 40, as of record in Book 6250, page 598, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Vic Alexander, Trustee, to HPI, LLC, by quitclaim deed of record as Instrument No. 200511150138174, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instruments of record.

This conveyance is made subject to:

1. 2005 Metro taxes, which are assumed and shall be paid by Grantees.

2. Plan of record in Book 5800, page 191, as amended in Book 6250, page 314, Register's Office for Davidson County, Tennessee.

3. Plan of record in Book 5200, page 603, as amended in Book 6250, page 598, Register's Office for Davidson County, Tennessee.

4. Plan of record in Book 5200, page 604, as amended in Book 6250, page 591, Register's Office for Davidson County, Tennessee.

5. Easements for utility services and party walls for use in common with owners of attached and appurtenant improvements.

6. Restrictive covenants of certain lots of Hickory Park Villas of record in Book 6815, page 800, Register's Office for Davidson County, Tennessee.

7. Rights of tenants in possession under leases.

8. Deed of Trust, Assignment of Rents and Security Agreement dated December 21, 1998, executed by HPI Investments to Andrew P. Grisham, Trustee, for the benefit of AmSouth Bank of record in Book 11265, page 756, as amended by Modification and Extension Agreement of record as Instrument No. 20040402-0037679, Register's Office for Davidson County, Tennessee.

9. Assignment of Rents and Leases dated December 31, 1998, executed by HPI Investments to AmSouth Bank, of record in Book 11265, page 773, Register's Office for Davidson County, Tennessee, as modified as set forth above.

This is improved property known as: See attached Exhibit A.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and it covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, 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 person whomsoever.

WITNESS my hand this 14th day of November, 2005.

HPI, LLC, a Tennessee limited liability company
and successor by conversion to **HPI INVESTMENTS,**
a Tennessee general partnership

By: _____, Chief Manager
Garry Zeitlin, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GARRY ZEITLIN,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is **CHIEF MANAGER** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 14th day of November, 2005.

_____
Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 2007

EXHIBIT A

Unit 22B	162-16-0-070.00	504 Clubhouse Court Antioch, TN 37013
Unit 25A	162-16-0-016.00	505 Clubhouse Court, Antioch, TN 37013
Unit 27A	162-16-0-018.00	2127 Clubhouse Lane, Antioch, TN 37013
Unit 29A	162-16-0-020.00	1209 Clubhouse Lane, Antioch, TN 37013
Unit 30B	162-16-0-062.00	1207 Clubhouse Lane, Antioch, TN 37013
Unit 32A	162-16-0-023.00	5407 Hickory Park Drive, Antioch, TN 37013
Unit 33A	162-16-0-024.00	5411 Hickory Park Drive, Antioch, TN 37013
Unit 34A	162-16-0-025.00	5415 Hickory Park Drive, Antioch, TN 37013
Unit 37B	162-16-0-096.00	1308 Hickory Park Court West, Antioch, TN 37013
Unit 38B	162-16-0-097.00	1312 Hickory Park Court West, Antioch, TN 37013
Unit 39A	162-16-0-030.00	1318 Hickory Park Court West, Antioch, TN 37013
Unit 40B	162-16-0-099.00	1320 Hickory Park Court West, Antioch, TN 37013
Unit 41A	162-16-0-032.00	1325 Hickory Park Court West, Antioch, TN 37013
Lot 27B	162-16-0 065.0	1219 Clubhouse Lane, Antioch, TN 37013
Lot 29B	162-16-0 063.0	1211 Clubhouse Lane, Antioch, TN 37013
Lot 32B	162-16-0 091.0	5405 Hickory Park Drive, Antioch, TN 37013
Lot 33B	162-16-0 092.0	5409 Hickory Park Drive, Antioch, TN 37013
Lot 34B	162-16-0 093.0	5413 Hickory Park Drive, Antioch, TN 37013
Lot 39B	162-16-0 098.0	1316 Hickory Park Court, Antioch, TN 37013