WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/01/08 09:43 4 pgs
Fees:23.00 Taxes:943.50
20080201-0010385

State of Tennessee)
County of Davidson)

07-08-005-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st day of January, 2008

Notary Public

My Commission Expires: 01/03/11

AFFIX SEAL

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
ISTVAN KAROLY PATAKI	GMAC MORTGAGE	129-12
(NAME) 101 Check Road	(NAME) P.O. Box 79135	112.00
(ADDRESS) Nashville, TN 37205	(ADDRESS) Phoenix, AZ 85062.9135	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **IRVING STANLEY ZEITLIN, AS TO A ONE HALF UNDIVIDED INTEREST and TERYL BETTYE ZEITLIN MOORE, ELAINE BRAVER and HOWARD BRAVER, AS TO A ONE HALF UNDIVIDED INTEREST**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ISTVAN KAROLY PATAKI AND WIFE, CORINA PATAKI**, hereinafter called the Grantee(s), 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. 12, Cheekwood Estates, of record in Book 2663, Page 103, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the southerly margin of Cheek Road, the common corner of Lots Nos. 11 and 12, on said Plan; thence westwardly along the southerly margin of Cheek Road 155.9 feet to a concrete monument, the beginning of a curve: thence around said curve southwestwardly 32.6 feet to a concrete monument in the easterly margin of Highway 100; thence southwardly along the easterly margin of said Highway 100, 189.9 feet to a concrete monument, the common corner of Lot Nos. 12 and 13; thence along the line between said lots eastwardly 167.0 feet to a point, the common rear corner of Lot nos. 11 and 12; thence along the line between said lots northwardly 252.0 feet to the point of the beginning.

BEING the same property conveyed to SAM ZEITLIN AND WIFE, JANICE P. ZEITLIN, by Deed from NED FELDMAN AND I. R. SCHULMAN, of record in Book 2862, Page 74, Register's Office for Davidson County, Tennessee.

Sam Zeitlin predeceased Janice P. Zeitlin and Janice P. Zeitlin was vested with title as surviving tenant by the entirety. Janice P. Zeitlin died testate 1/23/03 and devised said property to Teryl Bettye Zeitlin Moore, a life estate and the remainder interest to Irving Stanley Zeitlin, a one-half interest and to the heirs of Teryl Bettye Zeitlin, a one-half interest by Last will and Testament of record in Docket No. 03194, Probate Clerks Office for DCTN.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved
Improved property known as: 101 Cheek Road, Nashville, TN, 37205.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 31st day of January, 2008.

Elaine Braver
ELAINE BRAVER

Teryl Bettye Zeitlin
TERYL BETTYE ZEITLIN MOORE Moore

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 **ELAINE BRAVER**, the bargainor(s), 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 at Brentwood, Tennessee, this 31st day of January, 2008.

My Commission Expires: 01/03/11

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 **TERYL BETTYE ZEITLIN MOORE** the bargainor(s), 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 at Brentwood, Tennessee, this 31st day of January, 2008.

My Commission Expires: 01/03/11

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 1st day of October, 2007.

HOWARD BRAVER

STATE OF Florida)
COUNTY OF Broward)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **HOWARD BRAVER** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hollywood, Florida, this 1st day of October, 2007.

My Commission Expires:
July 17, 2010

NOTARY PUBLIC STATE OF FLORIDA (407) 398-0153
KARLA P ABURTO
MY COMMISSION # DD574652
EXPIRES: July 17, 2010
Florida Notary Service.com

Notary Public

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

PETER WEISS

State of Tennessee)
County of DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for this county and state, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/03/11

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 1st day of October, 2007.

Irving Stanley Zeitlin

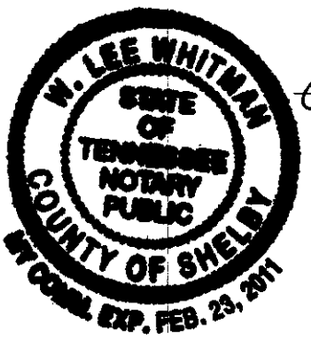
IRVING STANLEY ZEITLIN

STATE OF Tennessee)
COUNTY OF Shelby)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **IRVING STANLEY 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Memphis, Tennessee, this 1st day of October, 2007.

My Commission Expires:
Feb. 23, 2011.



W. Lee Whitman
Notary Public

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

PETER WEISS

State of Tennessee)
County of DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for this county and state, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/03/11

Dee Files Kennedy
Notary Public

