FORM NO. WD-1

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 312,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF APRIL, 1985.

Notary Public

MY COMMISSION EXPIRES: 3/28/86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Thomas O. H. Smith, Jr., 928 J.C. Bradford Bldg., Nashville, TN. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Zeitlin Group (NAME)	NEW OWNER (NAME)	158
4301 HILLSBORO ROAD (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	5
NASHVILLE (CITY) TN (STATE) 37215 (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Tom A. Waltz, Jr. and wife, Nell F. Waltz

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE ZEITLIN GROUP, a joint venture composed of Martin Construction Company and Jeffrey Construction Company

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:

TRACT NO. 1: Described according to a survey made December 17, 1936, by Z. J. Wilkinson, Surveyor, as follows:

Beginning at a point in the center of the Old Vaughn Gap Road, the southeastern boundary line of a tract of land containing 1.56 acres, more or less, conveyed to Geo. I. Waddey, Jr., by deed from A. B. Scruggs and wife, of record in Book 996, Page 593, Register's Office for said County; thence North 54° East with the center of said road and with said Geo. I. Waddey, Jr.'s line 216 feet, more or less, to the center of Old Hickory Boulevard, thence South 77° East with the center of said Boulevard, 72 feet; thence South 10° West 990 feet; thence North 78° 30' West 172 feet and thence North 7° 30' East 811 feet, more or less, to the beginning, containing 4.21 acres, more or less.

TRACT NO. 2: Beginning at a point in the center of Old Hickory Boulevard, the center of the pier of the bridge across Otter Creek; thence southwesterly with the center of said creek to a point in the center of the Old Vaughn Gap Road; thence southeasterly and northeasterly with the center of said road, to the ctr. of Old Hickory Boulevard, and thence North 71° 35' West with the center of said Boulevard 169 feet to the beginning, containing 1.56 acres, more or less.

TRACT NO. 3: Described according to a survey made June 26, 1935, by Erle Drake, County Surveyor, as follows:

Beginning at a point in the center of Vaughn's Gap Road, which is North 77° West 1023 feet and South 54° West 216 feet from the intersection with the center of the Old Hillsboro Rd; thence South 7° 30' West 811.5 feet; thence North 78° 30' West 759 feet to the center of Otter Creek; thence with the center of said Creek North 21° East 64 ft., N. 8° 30' West 70 feet; North 69° 30' East 114 feet; North 27° 30' East 277 ft; North 20° 15' East 172.5 feet and North 79° 30' East 178 feet to the center of the Creek on bridge, and also the center of Vaughn's Gap Road; thence with the center of said road, South 54° 30' East 139 feet, North 81° East 128 feet, and North 47° East 166 feet to the beginning, containing 10 acres, more or less.

Being the same porperty conveyed to Tom A. Waltz, Jr. and wife Nell F. Waltz, by deed from Larry R. Williams, Admin. of the Estates of Julia Woods Foster of record in Book 5945, Page 655, Register's Office for Davidson County, Tennessee.

04/03 917.70- CHECK

4624

I 93908

IDENTIF. REFERENCE

APR 3 10 16 AM '85

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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RUSH

unimproved (✂)
This is improved ( ) property, known as Old Hickory Blvd. (House Number) (Street) Nashville, TN. (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 hand s this 28th day of MARCH, 1985

Tom A. Waltz by his Atty in fact Thomas Allen Waltz III

Nell Waltz by her Atty in fact Thomas Allen Waltz III

WARRANTY DEED

FROM TOM A. WALTZ, JR. etux

TO The Zeitlin Group

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of March, 1985, before me personally appeared Thomas A. Waltz, III, to me known to be the person who executed the foregoing instrument in behalf of Tom A. Waltz, Jr. and wife, Nell F. Waltz, acknowledged that he executed the same as the free act and deed of said Tom A. Waltz, Jr., and wife, Nell F. Waltz. Witness my hand and official seal at Nashville, Tennessee.

Thomas M. Smith
NOTARY PUBLIC

My Commission Expires: 10-20-85

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

312000.00- CAMT.
81%.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 817.70-
4624404/03/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 93908

IDENTIF. T REFERENCE

APR 9 10 16 AM '85

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 121654