THIS INSTRUMENT PREPARED BY:
O'HARE, SHERRARD & ROE
500 Church Street
Nashville, Tennessee 37219

BOOK 6544 PAGE 712

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel Nos.
The Zeitlin Group, a Tennessee joint venture 4301 Hillsboro Road Nashville, Tennessee 37215 Attn: Mr. Jeffrey A. Zeitlin	New Owner _____ _____ _____	117-13-B-94

FOR AND IN CONSIDERATION of the sum of SIXTY THOUSAND EIGHT HUNDRED EIGHTY-FIVE DOLLARS ($60,885.00), Abbott Martin Corporation, a Tennessee corporation (hereinafter referred to as "GRANTOR"), has bargained and sold, and does hereby transfer and convey unto The Zeitlin Group, a Tennessee joint venture, composed of Martin Construction Company and Jeffrey Construction Company (hereinafter referred to as "GRANTEE"), certain real estate in Davidson County, Tennessee, as follows:

> Being a certain building site identified as Lot No. 306, on the Plan of Abbottsford of record in Plat Book 6250, Pages, 419-421, Register's Office for Davidson County, Tennessee (hereinafter referred to as "RODC").
>
> Being part of the same property conveyed to GRANTOR by Frank R. Leu and Margaret Leu, pursuant to Warranty Deed of record in Book 6478, Page 188 RODC.
>
> This is unimproved property, known as 306 St. James Park, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the Property, the appurtenances, estate, title and interest belonging to the said GRANTEE and the said GRANTEE'S successors, heirs and assigns forever.

GRANTOR further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to the Property to said GRANTEE, and the GRANTEE'S successors, heirs, and assigns, against the lawful claims of all persons claiming by, through, or under GRANTOR, but not otherwise; provided, however, this conveyance is subject to the following:

(1) Taxes for 1985, which the GRANTOR hereby assumes and agrees to pay in full.

(2) The covenants and restrictions set forth in the Restrictive Covenants for Abbottsford of record in Book 6537, Page 303, RODC, and the Charter of Abbottsford Homeowners Association, of record in Book _____, Page _____, RODC.

(3) All easements and restrictions set forth on the Plat of Abbottsford of record in Plat Book 6250, Page 419-421, RODC, rights-of-way and other easements, zoning, and other governmental laws and regulations.

(4) The Declaration of Reciprocal Easements and Restrictive Covenants of record in Book 6478, Page, 177, RODC, as amended by instrument of record in Book 6530, page 242, RODC.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed by its duly authorized officer on the 29th day of April, 1985.

ABBOTT MARTIN CORPORATION

By: _____
Secretary

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, John H. Roe, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Secretary of Abbott Martin Corporation, a corporation, the within named bargainor, and that he, as such Secretary being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by the said John H. Roe, Jr., as Secretary.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 29th day of April, 1985.

_____
NOTARY PUBLIC

My commission expires:

2-26-88

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $60,885.00.

AFFIANT

Subscribed and sworn to before me this, the 27th day of April, 1985.

NOTARY PUBLIC

My commission expires:

4-22-89

TERESA S. TRUELOVE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

J00557

T.
IDENTIF. REFERENCE

APR 30 10 54 AM '85

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6544 PAGE 715

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

60805.00- CAMT.
168.34 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 167.84-
291 A 04/30/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J0057

IDENTIF. REFERENCE

APR 30 10 54 AM '85

REGISTER
DAVIDSON COUNTY, TN

No. 129733