Box 8/3cb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

BOOK 6789 PAGE 255

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
William J. Walters, Jr. 764 Harpeth Trace Drive Nashville, TN 37221	Atlantic Coast Mortgage Company 3975 University Drive Fairfax, VA 22030	143-2-B 35 9DZ-73038

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, The Zeitlin Group, a joint venture composed of Martin Construction Company and Jeffrey Construction Company hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto William J. Walters, Jr., unmarried, hereinafter called the Grantee, Grantee's 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. 35 on the Revised Plan of Treetops at Harpeth Trace, a Planned Unit Development, of record in Book 6250, page 455, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING part of the same property conveyed to The Zeitlin Group, a joint venture composed of Martin Construction Company and Jeffrey Construction Company, by deed from John R. Beesley, III, Trustee, of record in Book 6296, page 162, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6287, page 417, said Register's Office, and to the matters set forth in the above referenced plan of record.

7.8200 IDENTIFICATION REFERENCE FEB 25 10 26 AM '86 FELIX Z. ALEXANDER REGISTER DAVIDSON COUNTY, TN

This is (un)improved property, known as 764 Harpeth Trace Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor 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 Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 21st day of February, 1986.

The Zeitlin Group
By: Jeffrey A. Zeitlin
Jeffrey A. Zeitlin, President of
Jeffrey Construction Company

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, of the State and County aforesaid, personally appeared Jeffrey A. Zeitlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President (or other officer authorized to execute the instrument) of the Jeffrey Construction Company, the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President. Witness my hand and official seal, at office in Nashville, Tennessee, this 21st day of February 19 86.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 114,900.00.

Affiant

Subscribed and sworn to before me, this the 21st day of February, 1986.

My Commission Expires: 10-24-88

Notary Public

WARRANTY DEED

from:
he Zeitlin Group

to:
illiam J. Walters, Jr., unmarried,

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-94501

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

RECEIVED OF _____

FOR _____

BOOK 6789 PAGE 257

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
			1.45 [illegible]	[illegible]
			256.71	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	335.21-
			7292A02/25/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78200

IDENTIFICATION REFERENCE

FEB 25 10 26 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 221768