THIS INSTRUMENT PREPARED BY:
Douglas A. Brace
Neale, Kelley, Herbert & Crawford
Third Floor, Noel Place
200 Fourth Avenue North
Nashville, TN 37219-2126

Box 36

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP/PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
155-0-223	The Zeitlin Group 4301 Hillsboro Rd Suite 214 Nashville, TN 37215	Mortgagee is First Tennessee Bank, NA
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
		PROPERTY IS ☐ IMPROVED ☒ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

BOOK 7018 PAGE 111

COLONY PROPERTIES, a Tennessee Joint Venture Company hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto THE ZEITLIN GROUP, a Joint Venture composed of Martin Construction and Jeffrey Construction Company hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE SCHEDULE A, ATTACHED HERETO AND MADE A PART HEREOF

5584 4

IDENTIFI REFERENCE

OCT 24 8 54 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 23rd day of October, 1986.

Alan L. Saturn

COLONY PROPERTIES, a Tennessee Joint Venture

By: Rick L. Burton

Rodney T. Wise

STATE OF TENNESSEE]

COUNTY OF Davidson]

BOOK 6018 PAGE 117

Before me, a Notary Public in and for the State and County aforesaid, personally appeared Rick L. Burton, Rodney I. Wise and Alan L. Saturn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be Venturers of a Joint Venture known as Colony Properties, the within named bargainor, and that as such Venturers, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Joint Venture by themselves as Venturers.

WITNESS my hand and seal this 23 day of October, 1986.

Notary Public

My commission expires: 3-11-90

STATE OF _____

COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

_____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____,

this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS

$ 869,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF October 19 86

MY COMMISSION EXPIRES: 3-11-90 (AFFIX SEAL) Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM

COLONY PROPERTIES, a Tennessee Joint Venture

TO

THE ZEITLIN GROUP, a Joint Venture

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

PROPERTY DESCRIPTION

SOUTH COLONY AT RIVERBEND

PHASE I

A tract of land in the 2nd Civil District of Davidson County, Tennessee located on the West side of Old Harding Pike approximately 3100 feet North of the intersection of Old Harding Pike and Highway 100 according to a survey made September 1, 1986 by Dough Worsham, Registered Land Surveyor, and being more particularly described as follows:

Beginning at a monument in the West margin of Old Harding Pike, said corner being the Northeast corner of Poplar Creek Estates Phase I as of record in P.B. 6250 Page 647; Thence, along Poplar Creek Estates Phase I and along a fence S 89° 38' 33" W 431.34 feet to a iron pin; Thence, N 73° 06' 39" W 133.16 feet to a monument; Thence, N 72° 38' 24" W 190.90 feet to a point; Thence, N 72° 48' 14" W 299.04 feet to a point; Thence, N 72° 57' 28" W 192.40 feet to a monument; Thence, N 20° 38' 23" W 140.80 feet to a monument; Thence, S 62° 27' 48" W 280.00 feet to a monument; Thence, N 35° 09' 37" W 132.86 feet to a iron pin; Thence, N 74° 23' 52" W 191.84 feet to a iron pin in a fence line; Thence, along a common line with Donald W. Johnson, D.B. 5240 Page 628, R.O.D.C., N 06° 43' 28" W 505.45 feet to a point; Thence, N 83° 16' 32" E 193.00 feet; Thence, S 73° 08' 17" E 93.12 feet; Thence, N 07° 47' 15" E 168.72 feet to a point in the middle of a small stream and drain, Dallas H. Bell's Southwest corner, D.B. 5349 Page 913 R.O.D.C.; Thence, along Bell's South line S 55° 53' 50" E 20.14 feet; Thence, S 50° 05' 21" E 115.18 feet; Thence , S 79° 27' 40" E 42.34 feet; Thence, S 63° 11' 44" E 88.11 feet; Thence, N 31° 22' 17" E 36.94 feet; Thence, S 58° 05' 28" E 251.63 feet; Thence, S 49° 34' 18" E 55.30 feet; Thence, N 61° 03' 53" E 69.22 feet; Thence, N 89° 41' 06" E 77.91 feet; Thence, N 51° 14' 26" E 61.02 feet; Thence, N 85° 44' 03" E 91.94 feet; Thence, S 53° 12' 43" E 62.92 feet passing the Southwest corner of the Thomas V. White Trustee Property, D.B. 5632 Page 77; Thence, along said White's South line S 88° 16' 23" E 180.35 feet; Thence, S 79° 32' 27" E 449.96 feet to a monument in the West margin of Old Harding Pike; Thence, along said West margin S 05° 39' 16" E 752.84 feet to the beginning. Containing 28.43 Acres more or less.

Being part of the property conveyed to Colony Properties, a Tennessee joint venture, by deed from Morris A. Webb and wife, Eddie M. Webb, as of record in Book 6868, page 745, Register's Office for said County.

EXHIBIT A

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7018 PAGE 114

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
			869000.00- CANT.	
			2438.20 CSTAX	
			.50 PRFEE	
			9.00 MISC	
			CHECK 2447.70-	
			7014A10/24/86 3AL .01	

5 5 8 4 4

IDENTIFICATION REFERENCE

Oct 24 8 59 AM '86

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 03773