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FORM NO. WD-1

File # 22654

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$67,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF February 19 88

Notary Public

MY COMMISSION EXPIRES: 3-29-91

(AFFIX SEAL)

Box 7

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOE L. ZELTNER (NAME)	M L A, Inc. (NAME)	MAP 149-11
1504 Rice Hill Court (STREET ADDRESS OR ROUTE NUMBER)	24315 Northwestern Highway (STREET ADDRESS)	2100
Antioch, TN. 37013 (CITY) (STATE) (P.O. ZIP)	Southfield, Michigan 48075 (CITY) (STATE) (ZIP)	2D-76269

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 VICTORY BUILDERS, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOE L. ZELTNER and wife, ELIZABETH D. ZELTNER

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:

LAND in Davidson County, Tennessee, being Lot No. 21, Phase 2, Rice Hill, as of record in Book 6900, page 27, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Victory Builders, Inc., by Quitclaim Deed from Jerry D. Butler and Judith Butler, of record in Book 7471, page 215, Register's Office for Davidson County, Tennessee.

FEB 17 2 46 PM '88
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

05628

This is unimproved (X) improved ( ) property, known as 1504 Rice Hill Court, Antioch, TN. 37013
(House Number) (Street) (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 their hand s this 10th day of February, 19 88

VICTORY BUILDERS, INC.

By: Kenneth S. Victory
President

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____executed the within instrument for the purposes therein contained.

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

_____Notary Public

Commission Expires_____

STATE OF TENNESSEE }
Davidson County }

Before me, ~~the undersigned~~ _____a Notary Public in and for the State and County aforesaid, personally appeared Kenneth S. Victory _____

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 _____ of the VICTORY BUILDERS, INC. _____ a corporation, and that he as such President _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President _____

Witness my hand and official seal at Nashville _____, Tennessee, this 10th day of ~~February~~, 19~~88~~.

_____Notary Public

Commission Expires 3-11-91

WARRANTY DEED

FROM

VICTORY BUILDERS, INC.

TO

JOE L. ZELTNER

ELIZABETH D. ZELTNER

Saturn & Mazer, Attorneys
Row 1
Box 7

7627 02/17 0101 03CHECK 196.62

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	67900.00
CON TX	190.12
PRFEE	0.50
WDEED	6.00
TOTAL	196.62
CHECK	196.62

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02-27-98 01 14447 0001 7627

05628.

IDENTIFICATION REFERENCE

FEB 17 2 46 PM '98

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 62410