8143 FILE BOX 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 7668 PAGE 494

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 330
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
~~JAY R. PRESTIPINO~~ (NAME)	Attn: Tax Dept. ~~CITICORP MORTGAGE, INC.~~ (NAME)	~~Map 155-8-B~~
6104 South Riverbend Drive (STREET ADDRESS OR ROUTE NUMBER)	M.S. 309 P.O. Box 790009 (STREET ADDRESS)	Parcel 73
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	St. Louis, MO 63179-0009 (CITY) (STATE) (ZIP)	F.B.#9D80233

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, THE ZEITLIN GROUP, a joint venture composed of Martin Construction Company and Jeffrey Construction Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAY R. PRESTIPINO and wife, BELLA M. PRESTIPINO

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 73 on the Plan of Resubdivision of Lots 68, 73 and 74 of Phase 1 of South Colony at Riverbend, as of record in Plat Book 6900, page 442, Register's Office for said County, to which plan reference is made for a more complete description.

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 Colony Properties, a Tennessee Joint Venture of record in Book 7018, Page 111, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1988 Taxes, which have been prorated and will be paid by Grantor(s); (2) Covenants, Conditions, Restrictions and By-Laws of record in Book 7199, page 119; and (3) All matters appearing on the Plan of record in Plat Book 6900, page 442, said Register's Office.

7.31 1.5

IDENTIFICATION REFERENCE

OCT 4 8 31 AM '88

FELIX Z. WILSON TR. REGISTER
DAVIDSON COUNTY TN

3498 10/04 0101 03CHECK 501.17

unimproved ( )
This is improved (XX) property, known as 6104 South Riverbend Drive, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 28th day of September, 1988

THE ZEITLIN GROUP
~~By: Jeffrey Construction Company~~

By: Jeffrey A. Zeitlin, Pres

Jeffrey A. Zeitlin
President

STATE OF TENNESSEE
COUNTY OF _____

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

_____

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

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

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

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19_____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY A. ZEITLIN, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the President of Jeffrey Construction Company, a joint venturer of THE ZEITLIN GROUP, a joint venture, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 28th day of September, 1988.

My commission expires: 1/10/89

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 149,900.00

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF September, 1988.

MY COMMISSION EXPIRES: 1/10/89
(AFFIX SEAL)

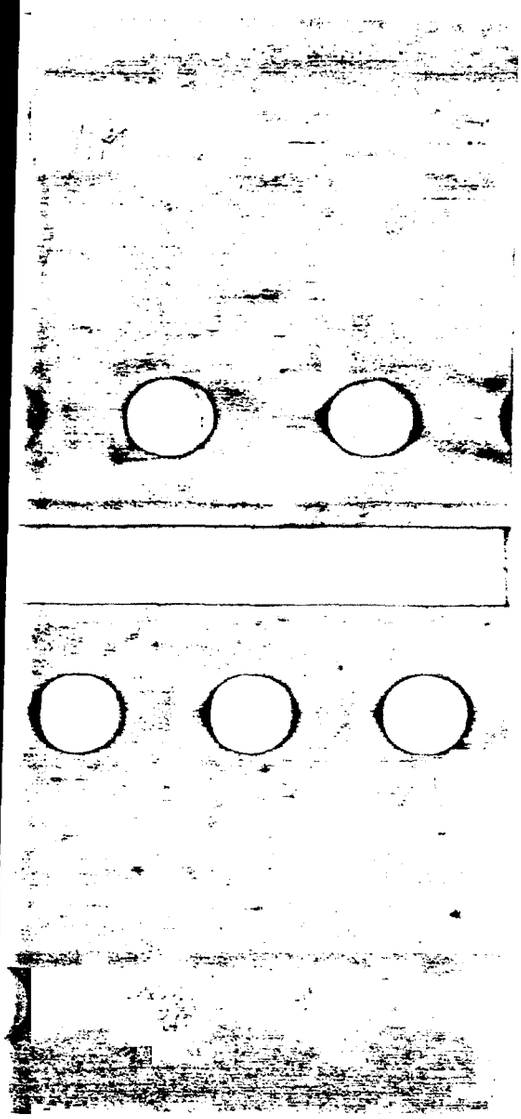
_____
Notary Public

WARRANTY DEED

FROM THE ZEITLIN GROUP, a joint venture composed of Martin Construction Company and Jeffrey Construction Company

TO JAY R. PRESTIPINO and wife, BELLA M. PRESTIPINO

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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
149900.00
CON TX 494.67
PRFEE 0.50
WDEED 6.00
TOTAL 501.17
CHECK 501.17

10/04/88 01 08:34 0001 3498

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.3 1 1.5.

IDENTIFICATION REFERENCE

OCT 4 8 32 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 140338