File Box 61

BOOK 7712 PAGE 558

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 156,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF November 19 88

Notary Public

MY COMMISSION EXPIRES: 11-18-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Walt, Dyer & James Attys., Suite 130, One Burton Hills Blvd., Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas Allan Ward (NAME)	American National Financial, Inc. (NAME)	
7209 South Colony Drive (STREET ADDRESS OR ROUTE NUMBER)	100 Ashford Center North #250 (STREET ADDRESS)	155-88-76
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga 30338 (CITY) (STATE) (ZIP)	

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, The Zeitlin Group, a Joint Venture

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Douglas Allan Ward and wife, Tracy A. Ward

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. 76 on the Plan of Subdivision for Phase 1 of South Colony at Riverbend of record in Book 6900, Page 271, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate legal description.

BEING a portion of the property conveyed to The Zeitlin Group, a Joint Venture composed of Martin Construction 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.

8867 IDENTIFICATION REFERENCE

Nov 28 3 28 PM '88

FELIX P. WILSON JR. REGISTER DAVIDSON COUNTY, TENN.

1453 11/28 0101 03CHECK 524.27

This is unimproved ( ) improved ( ) property, known as 7209 South Colony Drive, Nashville, TN 37221
(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 my hand this 23rd day of November, 19 88

THE ZEITLIN GROUP, A Joint Venture

Martin Construction Company
by: T.L. Zeitlin President

Jeffrey Construction Company
by: Douglas A. Ward, Pres
A.

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, 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____

Commission expires _____

_____
Notary Public

JOINT VENTURE ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the State and County aforesaid, personally appeared Martin L. Zeitlin and Jeffrey A. Zeitlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the president of Martin Construction Company and Jeffrey Construction Company, respectively, and said Martin Construction Company and Jeffrey Construction Company, are venturers of a joint venture known as The Zeitlin Group, the within named bargainor, and that such venturers, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the joint venture by themselves as venturers.

Witness my hand and seal this 23rd day of November, 1988.

Notary Public

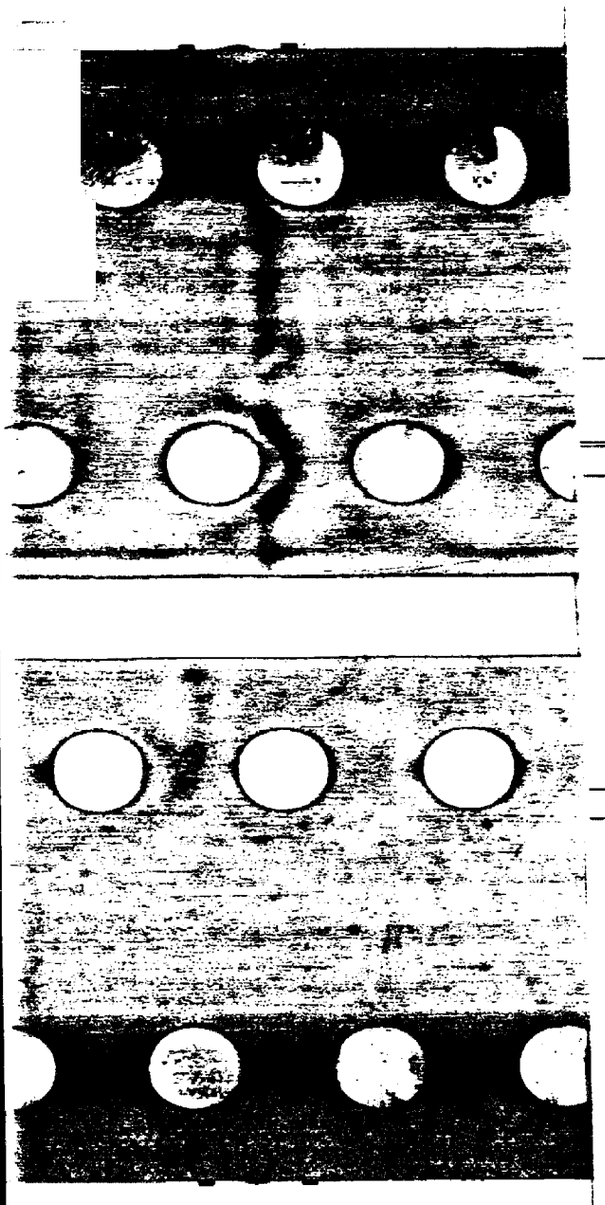
My commission expires: 11-12-89

WARRANTY DEED

FROM

TO

Prepared by:
WALT, DYER & JAMES, Attorneys
Suite 130
One Burton Hills Boulevard
Nashville, Tennessee 37215
Phone: (615) 665-1150



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 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
			CAMT	156900.00
			CON TX	517.77
			PRFEE	0.50
			WDEED	6.00
			TOTAL	524.27
			CHECK	524.27

11/28/88 01 15:34 0001 1453

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8867.7

IDENTIFICATION REFERENCE

Nov 28 3 28 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 157970