WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 7822 PAGE 579

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
FOX RIDGE HOMES, INC.	NEW OWNER	Map 155-0-8-B
(NAME)	(NAME)	Parcels 47,48,64,65,
5115 Maryland Way, Chappel Bldg.		66,67,70,71,72 & 74
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood, Tennessee 37027		
(CITY) (STATE) (P. O. ZIP)	(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, THE ZEITLIN GROUP, a Joint Venture composed of Martin Construction Company & Jeffrey Construction Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FOX RIDGE HOMES, INC., a Tennessee corporation

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. 74 on the Plan of Resubdivision of Lots 68, 73 and 74 Phase I of South Colony at Riverbend as of record in Plat Book 6900, page 442, and Lots Nos. 47, 48, 64, 65, 66, 67, 70, 71 and 72 on the Plan of Phase I of South Colony at Riverbend as of record in Plat Book 6900, page 271, 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) 1989 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 5349, page 921, Book 6474, page 354, amended in Book 6486, page 588 and in Book 5896, page 257; (3) Easement of record in Book 6613, page 536; (4) Declaration of Covenants, Conditions and Restrictions of record in Book 7199, page 119; (5) By-Laws of record in Book 7199, page 135, amended in Book 7781, page 645; (6) Conveyance of open space of record in Book 7781, page 637; and (7) All matters appearing on the Plan of record in Plat Book 6900, page 271 and in Plat Book 6900, page 442, said Register's Office.

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APR 24 8 04 AM '89

8219 04/24 0101 03CHECK 848.00

47, 48, 64, 65, 66, 67, 70, 71, 72 and 74

unimproved(XX)
This is improved ( ) property, known as (10 Lots) South Colony, Riverbend, Nashville, Tennessee

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 21st day of April, 1989

THE ZEITLIN GROUP
By: Martin Construction Company, Joint Venturer

By: Martin L. Zeitlin, Pres.
MARTIN L. 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 WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARTIN L. 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 MARTIN CONSTRUCTION COMPANY, Joint Venturer of THE ZEITLIN GROUP, 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 21st day of April, 1989.

My commission expires: 1/23/93

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF April, 19 89.

MY COMMISSION EXPIRES: 1/23/93 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

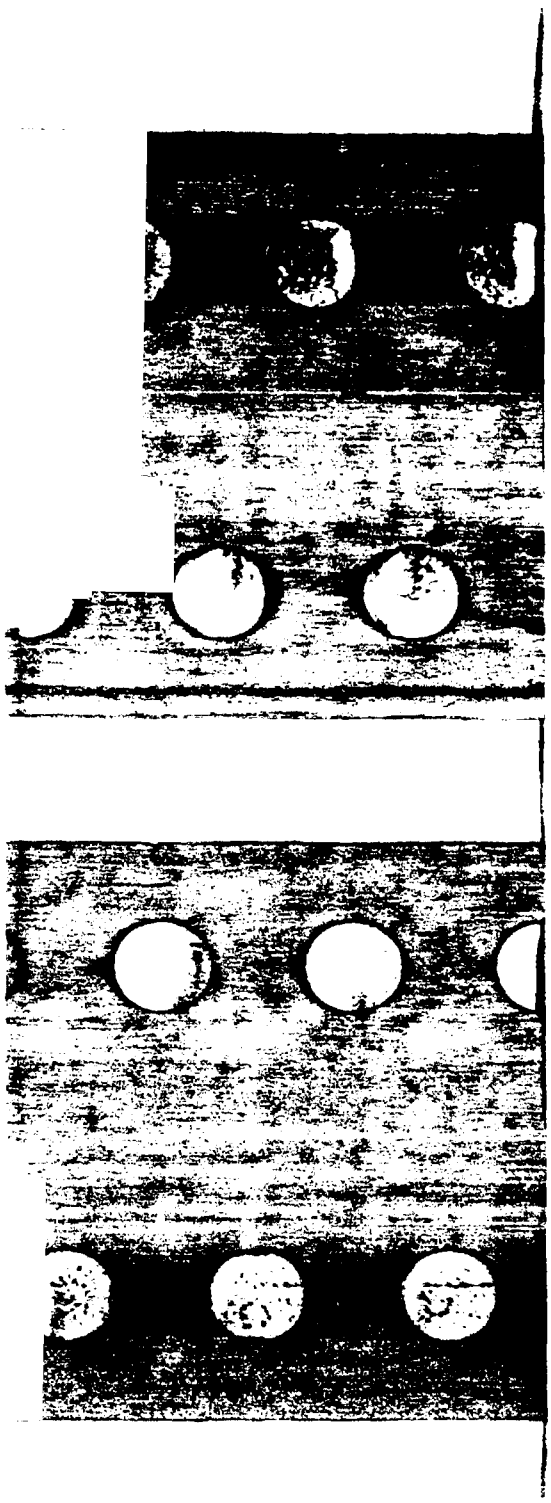
THE ZEITLIN GROUP, a Joint Venture composed of Martin Construction Company and Jeffrey Construction Company

TO

FOX RIDGE HOMES, INC., a Tennessee corporation

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 _____

BOOK 7822 PAGE 581

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 255000.00
CON TX 841.50
PRFEE 0.50
WDEED 6.00
TOTAL 848.00
CHECK 848.00
04/24/89 01 08:05 0001 8219

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26979

APR 24 8 04 AM '89

No. 202578