WARRANTY DEED

BOOK 7905 PAGE 786

THIS INSTRUMENT PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
FOX RIDGE HOMES, INC.	FOX RIDGE HOMES, INC.	MAP 155-8-B
(NAME)	(NAME)	
Lot 11 South Colony at Riverbend	5115 Maryland Way, Chappel Building	PARCEL 11
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Brentwood, Tennessee 3727	9D80171
(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. 11 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 Grantee(s); (2) Restrictions of record in Book 5349, page 921, Book 5896, page 257, Book 6474, page 354, Book 6486, page 588; (3) Declaration of Covenants, Conditions and Restrictions for The South Colony at River Bend in Book 7199, page 119; (4) By-Laws of The South Colony at River Bend Homeowners' Association in Book 7199, page 135, amended in Book 7781, page 645; (5) Dedication of Common Area to South Colony at River Bend Homeowners' Association, Inc. in Book 7781, page 637; (6) Easement of record in Book 6613, page 536; and (7) All matters appearing on the Plan of record in Plat Book 6900, page 271, said Register's Office.

5.4688

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unimproved (XX)
This is improved ( ) property, known as Lot 11 South Colony at 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 28th day of July, 1989

THE ZEITLIN GROUP BY JEFFREY CONSTRUCTION COMPANY, JOINT VENTURER
By: Jeffrey A. Zeitlin
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 TENNESSEE
COUNTY OF WILLIAMSON

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 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 July, 19 89.

My commission expires 3/21/93 Notary Public Catherine Ashley

CATHERINE C. ASHLEY NOTARY PUBLIC AT LARGE TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,500.00

Deborah T. Gifford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July, 1989

MY COMMISSION EXPIRES: 3/21/93 Catherine Ashley
(AFFIX SEAL) Notary Public

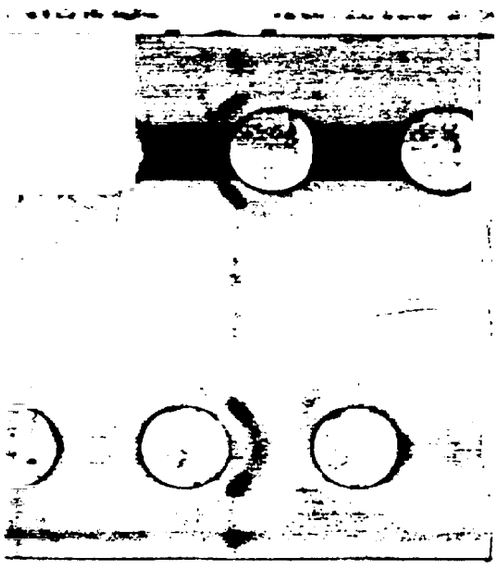
CATHERINE C. ASHLEY NOTARY PUBLIC AT LARGE TENN.

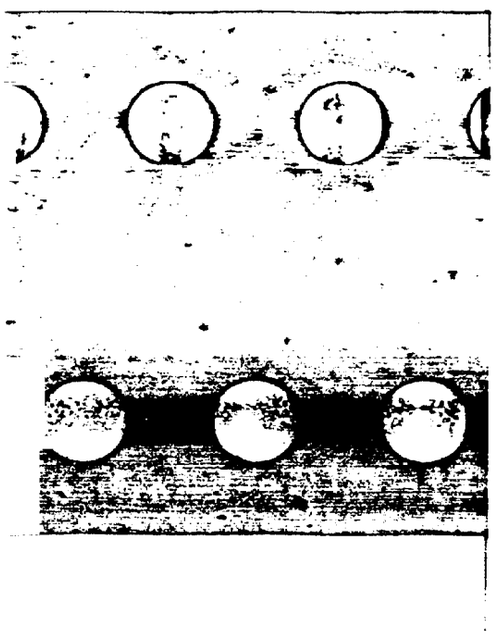
WARRANTY DEED

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: FILE BOX 38
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 7905 PAGE 788

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 25500.00
CON TX 84.15
PRFEE 1.00
WDEED 6.00
TOTAL 91.15
CHECK 91.15

08/03/89 01 08:15 0001 2014

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.4.6.8.8.

IDENTIFICATION

AUG 3 8 15 AM '89

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TENNESSEE

No. 235344