FILE BOX 38 FILE #9265

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

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

BOOK 8048 PAGE 947

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
OLIVER L. SMITH (NAME)	ATLANTIC COAST MORTGAGE COMPANY (NAME)	MAP 155-8-0-B
6220 Willow Oak Dr. (STREET ADDRESS OR ROUTE NUMBER)	12700 Fair Lakes Circle, Ste 400 (STREET ADDRESS)	PARCEL 49
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Fairfax, Virginia 22033 (CITY) (STATE) (ZIP)	FB #9D80209

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 OLIVER L. SMITH, unmarried

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. 49 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) 1990 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, said Register's Office; (3) Declaration of Covenants, Conditions and Restrictions of record in Book 7199, page 119; (4) By-Laws of record in Book 7199, apge 135, amended in Book 7781, page 645; (5) Dedication of Common Area of record n 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.

05030

IDENTIFICATION

Feb 21 8 04 AM '90

DAVIDSON COUNTY TN.

This is improved (XX) unimproved ( ) property, known as 6220 Willow Oak Dr., 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 14th day of February, 1990

THE ZEITLIN GROUP
BY: JEFFREY CONSTRUCTION COMPANY,

BY: Jeffrey A. Zeitlin
Jeffrey A. Zeitlin, President

STATE OF TENNESSEE
COUNTY OF _____

BOOK 8048 PAGE 948

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 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* 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 14th day of February, 1990.

*venturer of The Zeitlin Group

My commission expires 3/27/93 Notary Public Catherine Altsuler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Oliver L. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF February, 1990

MY COMMISSION EXPIRES: 3/27/93 (AFFIX SEAL) Catherine Altsuler
Notary Public

WARRANTY DEED

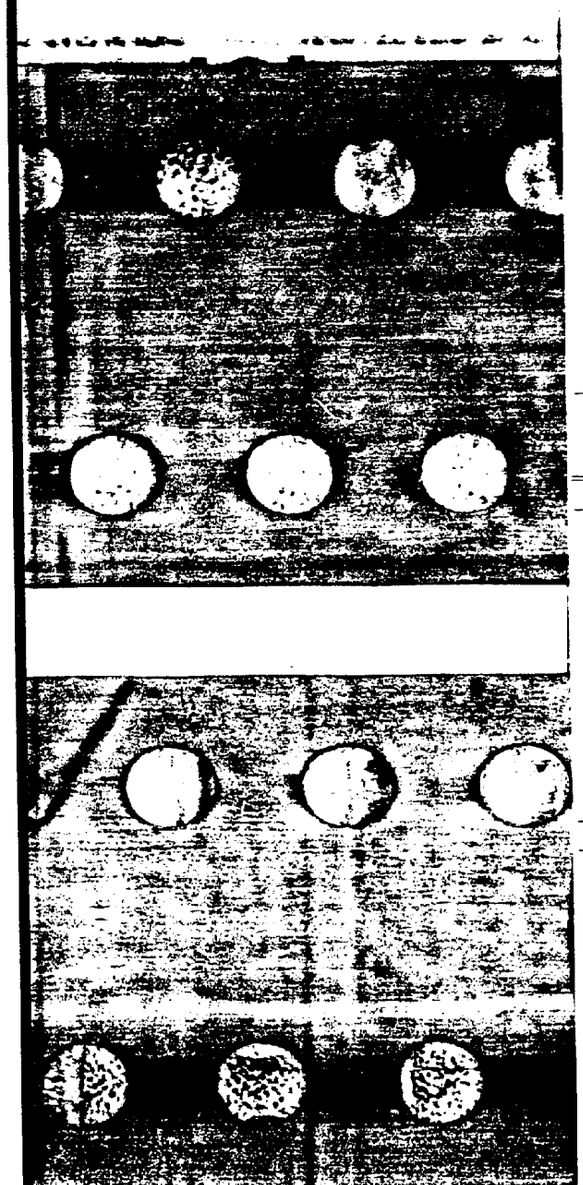
FROM THE ZEITLIN GROUP

TO OLIVER L. SMITH, unmarried

4242 02/21 0101 CHECK 416.00

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 8048 PAGE 949

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 30000.00
				CON TX 429.00
				PRFEE 1.00
				WDEED 6.00
				TOTAL 436.00
				CHECK 436.00
			02/21/90 01	08:04 0001 4243

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05030

IDENTIFICATION REFERENCE

Feb 21 8 04 AM '90

FELIX Z. WILSON II
DAVIDSON COUNTY TN.

No. 294224