car3124/lrn:8/01/90
SVN503-1559

BOOK 8165 PAGE 373

FROM: SOVRAN BANK/CENTRAL SOUTH

TO: THE ZEITLIN GROUP

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

Address of New Owner:	Send Tax Bills to:	Map-Parcel No.
The Zeitlin Group	SAME	Map 142-16-B
4301 Hillsboro Road		Parcel 32
Nashville, TN. 37215		

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $35,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of August, 1990.

Notary Public

My Comm. Expires: 11-24-90

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, Sovran Bank/Central South, a Tennessee banking corporation, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto The Zeitlin Group, a Joint Venture composed of Martin Construction Company, a Tennessee corporation and Jeffrey Construction Company, a Tennessee corporation, hereinafter called the GRANTEE, its successors or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

This is unimproved property.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEE, its successors or assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors or assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

46097

AUG 1 2 22 PM '90

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the 1st day of August, 1990.

ATTEST:

BY: _____

Title: Assistant Vice President

SOVRAN BANK/CENTRAL SOUTH

BY: _____

Title: EVP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared J. Hunter Atkins and Lem R. Miller, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon their oaths acknowledged themselves to be Executive Vice President and Asst. Vice President respectively of Sovran Bank/Central South, the within named bargainor, a corporation, and that they, as such Executive Vice President and Asst. Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by J. Hunter Atkins as such Executive Vice President and Lem R. Miller as such Asst. Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 1st day of August, 1990.

Carol R. Kennedy
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 3/27/93

6019 08/01 0101 03CHECK 125.50

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 32, on the plan of Arlington Green, Phase I, of record in Plat Book 6900, page 399, as amended in Book 7517, page 281, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being part of the property conveyed to Sovran Bank/Central South by Trustee's Deed from Frank S. King, Jr., Trustee, of record in Book 8096, page 527, said Register's Office.

The above property is conveyed subject to the following:

1. 1990 Metropolitan Government taxes.

2. All matters as shown on the plan of record in Book 6900, page 398, as amended in Book 7517, page 281, said Register's Office.

3. All matters as shown on the plan of record in Book 6900, page 399, as amended in Book 7517, page 281, said Register's Office.

4. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restrictions for Devon Hills, and the By-Laws appended thereto, of record in Book 8120, page 402, as amended in Book 8120, page 485, said Register's Office.

5. Rights of others in and to the common areas.

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8165 PAGE 376

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 35000.00
				CON TX 115.50
				CON TX 115.50
				PRFEE 1.00
				WDEED 9.00
				~~TOTAL 241.00~~
				~~CHECK 241.00~~
08/01/90	01	14:24 0001	6019	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46097

IDENTIFICATION REFERENCE

AUG 1 2 22 PM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

VOID
CON TX 115.50--
~~TOTAL 115.50-~~
~~CHECK 115.50-~~

08/01/90 01 14:25 0001 6020

No. 342497

TOTAL $125.50