Brx

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,900.00

Diana S. Mannix
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF July, 19 90

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: 09/25/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney

Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

ADDRESS NEW OWNER (S) AS FOLLOWS	Mortgagee:	MAP-PARCEL NUMBERS
Diana S. Mannix	SOVRAN MORTGAGE CORPORATION	155-8-B-46C0
(NAME)	(NAME)	
7212 South Colony Drive	201 E. Cary Street	09D-80206
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37221	Richmond, VA 23219-3736	
(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, WE, 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 Diana S. Mannix, Unmarried

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. 46, on the Plan of Phase 1, of South Colony at Riverbend, of record in Book 6900, page 271, Register's Office for Davidson County, Tennessee.

SAID Lot No. 46, which is a corner lot, fronts 70.00 feet on the northerly margin of South Colony Drive and fronts 112.21 feet on the easterly margin of Willow Oak Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 110.58 feet on the northerly line and 141.16 feet on the easterly line to a point of intersection.

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.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of Phase 1, South Colony at Riverbend, as said areas are set forth and defined in Restrictions of record in Book 5349, page 921; Book 6474, page 354; Book 6486, page 588; Book 5896, page 257; Book 7199, page 119; and Book 7781, page 645; Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

This is unimproved ( ) improved (XX) property, know as 7212 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 convenant 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 his hand this 31st day of July, 19 90

The Zeitlin Group
By: Jeffrey A. Zeitlin
Jeffrey A. Zeitlin, President
JEFFREY CONSTRUCTION COMPANY

BOOK 8168 PAGE 361

STATE OF TENNESSEE
Davidson County

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

* or proved to me on the basis of satisfactory evidence.

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jeffrey A. Zeitlin and _____ with whom I am personally acquainted * and who upon (his oath) acknowledged (himself) to be the President and _____ respectively of the JEFFREY CONSTRUCTION COMPANY the within named bargainor, a corporation, and that (he) as such President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Jeffrey A. Zeitlin as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville on this the 31st day of July, 19 90.

My commission expires 09/25/93

I. DYKE TATUM
Notary Public

* or proved to be on the basis of satisfactory evidence.

I. DYKE TATUM NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM
The Zeitlin Group, a Joint Venture composed of Martin Construction and Jeffrey Construction Company

TO
Diana S. Mannix, Unmarried

I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

47101

IDENTIFICATION REFERENCE

AUG 6 9 16 AM '90

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

7192 08/06 0101 03CHECK 402.67

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8168 PAGE 362

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 119900.00
CON TX 395.67
PRFEE 1.00
WDEED 6.00
TOTAL 402.67
CHECK 402.67

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/06/90 01 09:18 0001 7192

47.10.1

IDENTIFICATION REFERENCE

AUG 6 9 16 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 343657