PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157

W & I Ref. (jcb) (Title No: 30436)

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 119,400.00

Affiant

Sworn and subscribed before me this 27th day of September, 1990.

Notary Public

My Commission Expires: Oct 9, 1991

CHRISTY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ADDRESS NEW OWNER:
William L. Nester
7204 South Colony Drive
Nashville, Tn 37221

MORTGAGEE:
Countrywide Funding Corporation
155 N. Lake Ave., P. O. Box 7137
Pasadena, CA 91109-7137

MAP-PARCEL NUMBERS
9D 80238, 155-08-B-078

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 consideration, the receipt of which is hereby acknowledged, the undersigned **The Zeitlin Group, a Joint Venture composed of Martin Construction Company and Jeffrey Construction Company,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William L. Nester and spouse, Jamelyn Landes Nester,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 78 on the plan of Phase I South Colony at Riverbend, of record in Book 6900, page 271, Register's Office for said County.

SAID Lot No. 78 fronts 85.00 feet on the northerly margin of South Colony Drive and extends back 137.10 feet on the easterly line and 143.22 feet on the westerly line to a dead line in the rear, measuring 67.59 feet thereon.

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.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 5349, Page 921, Book 6474, page 354, Book 7199, page 119 and Book 7781, page 645, said Register's Office, and to the matters set forth in the referenced Plan of record.

401.02

This is improved property, known as: 7204 South Colony Drive, Nashville, Tn 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of September, 1990.

The Zeitlin Group, a Joint Venture
By: Jeffrey Construction Company, Joint Venturer

By: _____
Jeffrey Zeitlin
Jeffrey Const Co.

SEP 28 11 06 AM '90

State of Tennessee
County of Davidson

Before me, the undersigned, personally appeared **Jeffrey Zeitlin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as President (or other officer authorized to execute this instrument) of Jeffrey Construction Company, a corporation and a Joint Venturer of The Zeitlin Group, a Joint Venture, the within named bargainor, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer, as the free act and deed of the said Joint Venture.

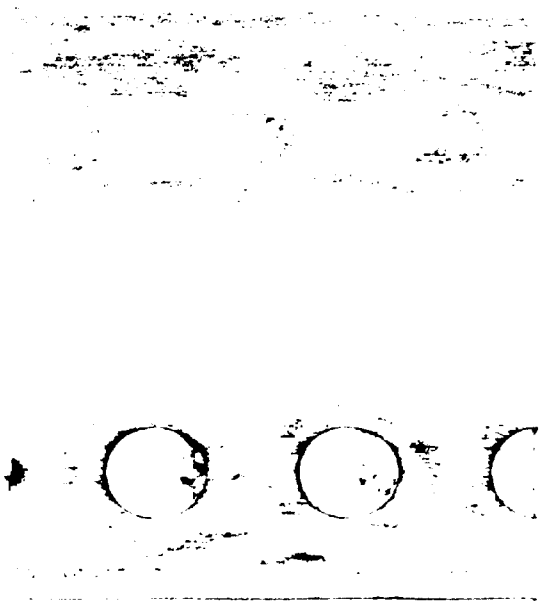
Witness my hand and official seal, at office in Nashville, Tennessee, this 27th day of September, 1990.

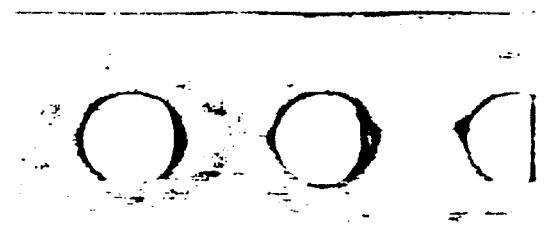
CHRISTY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

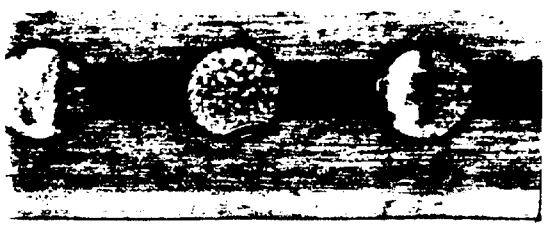
My Commission Expires: Oct 9, 1991

Notary Public

W & I 12/89







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8205 PAGE 254

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

MAMT 119400.00
ERR CO
MAMT 119400.00-
CAMT 119400.00
CON TX 394.02
~~PRFEE~~ 1.00
~~MREED~~ 6.00
TOTAL 401.02
CHECK 401.02

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09 28/90 01 11:07 0001 3045

6078c

SEP 28 11 06 AM '90

No. 359639