Box 22

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,150.00

L. Mark Balloff
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF October, 19 90

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: 09/25/93

(AFFIX SEAL)

I. DYKE TATUM NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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
L. Mark Balloff	C&S REAL ESTATE SERVICES, INC.	155-8-B-4CO
(NAME)	(NAME)	
6417 Sugar Maple Lane	Attn: Tax Dept. P. O. Box 151	09D-80164
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37221	Tucker, GA 30085-0151	
(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 L. Mark Balloff and wife, Judith L. Balloff

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. 4, 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 fronts 35.00 feet along the southwesterly margin of the cul-de-sac of Sugar Maple Lane and extends back 128.23 feet on the southeasterly line and extends back 168.87 feet on the northerly line to a broken line in the rear, measuring 160.39 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.

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.

unimproved ( )
This is improved (XX) property, know as 6417 Sugar Maple Lane, 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 23rd day of October, 19 90

The Zeitlin Group, A Joint Venture
By: Martin L. Zeitlin
Martin L. Zeitlin, President
MARTIN CONSTRUCTION COMPANY

STATE OF TENNESSEE }
Davidson County }

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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 MARTIN L. ZEITLIN and_____with whom I am personally acquainted * and who upon (his oath) ~~(their several oaths)~~ acknowledged (himself) ~~(themselves)~~ to be the President and_____respectively of the MARTIN CONSTRUCTION COMPANY the within named bargainor, a corporation, and that (he) ~~(they)~~ 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 MARTIN L. ZEITLIN as such President, and attesting the same by the said_____ as such_____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 23RD day of OCTOBER, 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 Company and Jeffrey Construction Company

TO
L. MARK BALLOFF and wife,
JUDITH L. BALLOFF

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

675227

IDENTIF. REFERENCE

OCT 25 9 47 AM '90

FEE _____
DAVIDSON COUNTY TN.

3280 10/25 0101 03CHECK 400.03

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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	119150.00
			CON TX	393.03
			PRFEE	1.00
			MDEED	6.00
			TOTAL	400.03
			CHECK	400.03
10/25/90	01		09:48 0001	3280

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67527

IDENTIF. REFERENCE

OCT 25 9 47 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 367442