car3441/mmt:12/13/90
KBC007-002

FROM: THE ZEITLIN GROUP, a Joint Venture

THIS INSTRUMENT PREPARED BY: DEARBORN & EWING, ATTORNEYS SUITE 1200, ONE COMMERCE PLACE NASHVILLE, TENNESSEE 37239

File Book Ca

TO: MARYANNE T. O'NEIL

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
MaryAnne T. O'Neil	Sovran Mtg. Corp.	Map 155-8-B
6221 Willow Oak Dr.	P.O. Box 26388	Parcel 34
Nashville, Tn. 37221	Richmond, Virginia 23260-6388	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $127,000.00.

MaryAnne T. O'Neil
Affiant

Subscribed and sworn to before me, this the 14th day of December, 1990.

Carol R. Rivers
Notary Public

My Comm. Expires: 3/27/93

GENERAL 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 and sufficiency of which are hereby acknowledged, The Zeitlin Group, a Joint Venture composed of Martin Construction Company and Jeffrey Construction Company, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto MaryAnne T. O'Neil, hereinafter called "GRANTEE", her heirs and 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.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as 6221 Willow Oak Drive, Nashville, Tennessee 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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized 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; and GRANTOR does further covenant and bind itself, its, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 its hands this 14th day of December, 1990.

THE ZEITLIN GROUP, a Joint Venture composed of Martin Construction Company and Jeffrey Construction Company

BY: JEFFREY CONSTRUCTION COMPANY

BY: _____
Jeffrey A. Zeitlin,
President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jeffrey A. Zeitlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the President of Jeffrey Construction Company, a joint venturer in The Zeitlin Group, a Joint Venture, the within named bargainor, and that he as such President of the joint venturer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by himself as President of Jeffrey Construction Company, a joint venturer in The Zeitlin Group, a Joint Venture.

Witness my hand and seal, at office in Nashville, Tennessee, this the 14th day of December, 1990.

_____
NOTARY PUBLIC

My Commission Expires: 3/27/93

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

79669

IDENTIF. TREFERENCE

Dec 14 3 43 PM '90

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY TN.

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 34, as shown on the Plan of Subdivison for Phase 1 of South Colony at Riverbend, of record in Book 6900, page 271, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

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 above property is conveyed subject to the following:

1. Restrictive covenants contained in instruments of record in Book 5349, page 921, and Book 5896, page 257, said Register's Office.

2. Restrictive Covenants of record in Book 6474, page 354, as amended in Book 6486, page 588, said Register's Office.

3. Terms, conditions, easements, rights and liens as set forth in the Declaration of Restrictive Covenants for The South Colony at River Bend, and the By-Laws appended thereto, of record in Book 7199, page 119, said Register's Office. Said By-Laws were amended in Book 7781, page 645, said Register's Office.

4. All matters as shown on the plan of record in Book 6900, page 271, said Register's Office.

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

6. All matters as shown on the Mortgage Loan Inspection made by John Kohl & Company, P.C., dated December 12, 1990, bearing File No. 85088-0-174, including the encroachment of the concrete drive onto the 15' utility easement.

9463 12/14 0101 03CHECK 429.10

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8257 PAGE 772

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
127000.00
CON TX 419.10
PRFEE 1.00
WDEED 9.00
TOTAL 429.10
CHECK 429.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/14/90 01 15:42 0001 9463

79669

IDENTIF. TREFERENCE

Dec 14 3 43 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 381884