WARRA

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

Filed by Con

BOOK 8311 PAGE 215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MICHAEL E. COLLIER (NAME)	SOVRAN MORTGAGE CORPORATION (NAME)	Map 142-16-B
213 Andover Way (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 26388 (STREET ADDRESS)	Parcel 4
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Richmond, VA 23260-6388 (CITY) (STATE) (ZIP)	F.B. 9D 80691

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, THE ZEITLIN GROUP, a Tennessee Joint Venture

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL E. COLLIER AND WIFE, SANDRA L. COLLIER

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 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.

Being the same property conveyed to The Zeitlin Group, a Joint Venture composed of Martin Construction Company, a Tennessee corporation and Jeffrey Construction Company, a Tennessee corporation by Special Warranty Deed from Sovran Bank/Central South, a Tennessee banking corporation, of record in Book 8222, page 719, said Register's Office.

This conveyance is made subject to: (1) 1991 Taxes, which have been prorated and assumed by the Grantees; (2) Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Book 8120, page 402, as amended in Book 8120, page 485, further amended in Book 8180, page 230, and in Book 8181, page 62, and in Book 8180, page 232; and (3) All matters appearing on the Plan of record in Plat Book 6900, page 399, as amended in Book 7517, page 281, said Register's Office.

99726

IDENTIF. REFERENCE

4277 03/18 0101 03CHECK 550.18

unimproved ( )
This is improved(XX) property, known as 213 Andover Way, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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 covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 18th day of March, 1991

THE ZEITLIN GROUP
By: JEFFREY CONSTRUCTION COMPANY

BY: Jeffrey A. Zeitlin, Pres
Jeffrey A. Zeitlin, President

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF Tennessee
COUNTY OF Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey A. Zeitlin

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Jeffrey Construction Company the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this 18th day of March, 19 91

My commission expires 3/27/93 Notary Public Carol R Rumer

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson County

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 164,566.73

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF March 19 91

MY COMMISSION EXPIRES: 3/27/93 (AFFIX SEAL) Carol R Rumer Notary Public

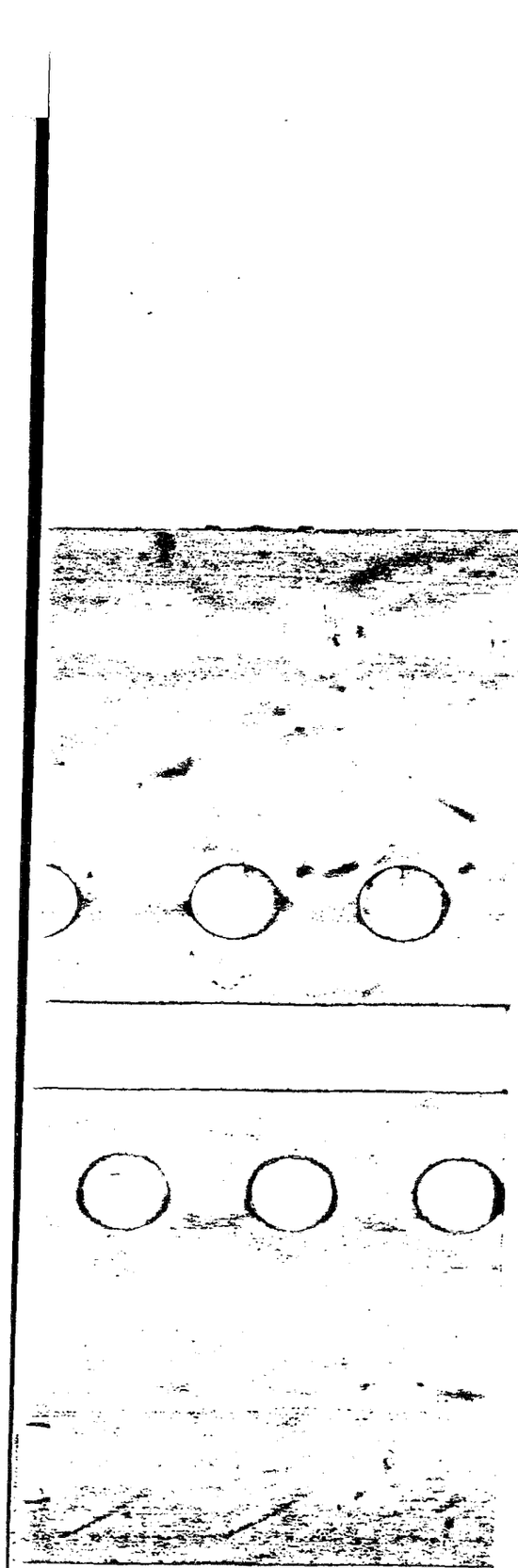
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM THE ZEITLIN GROUP

TO MICHAEL E. COLLIER AND WIFE, SANDRA L. COLLIER

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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 164566.73
CON TX 543.18
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANKE 1.00
WDEED 6.00
TOTAL 550.18
CHECK 550.18

03/13/91 01 12:00 0001 4277

99726

IDENTIF. REFERENCE

MAR 13 12 00 PM '91

DAVIDSON COUNTY, TN.

No. 405039