FILE BOX 61

FORM NO WD-1 REV 10-86

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,182.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 1991.

Notary Public

MY COMMISSION EXPIRES: 2-27-94

(AFFIX SEAL)

BOOK 8342 PAGE 389

THIS INSTRUMENT WAS PREPARED BY
WALT, DYER & JAMES, ATTYS., Suite 130, One Burton Hills Blvd., Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	MORTGAGEE:	MAP-PARCEL NUMBERS
John C. Leighton (NAME)	Leader Federal Bank for Savings (NAME)	155-8-B-600
6425 Sugar Maple Lane (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38103 (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

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John C. Leighton and wife, Laura F. Leighton

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. 6 on the Plan of Subdivision for Phase 1 of South Colony at Riverbend of record in Book 6900, Page 271, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to The Zeitlin Group, a Joint Venture composed of Martin Construction Company and Jeffrey Construction Company of record in Book 7018, Page 111, said Register's Office.

IDENTIF. TREFERENCE

11977

MAY 1 1 42 PM '91

FELIX Z. HILES
DAVIDSON COUNTY TN.

3201 05/01 0101 03CHECK 466.36

unimproved ( )
This is improved (XX) property, known as 6425 Sugar Maple Lane (House Number) (Street) Nashville, TN 37221 (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 covenant 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 our hand s this 30th day of April, 1991

Martin Construction Co.
BY:
Martin L. Zeitlin, President

Jeffrey Construction Co.
BY:
Jeffrey A. Zeitlin, President

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

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, President of Martin Construction Co. and Jeffrey A. Zeitlin, President of Jeffrey Construction Co. with whom I am personally acquainted and who upon (his oath) (~~their several oaths~~) acknowledged (himself) (~~themselves~~) to be the President of Martin Construction Co. and President of Jeffrey Construction Co. respectively of the The Zeitlin Group, a Joint Venture the within named bargainor, a ~~corporation~~ joint venture, and that (he) (they) as such President of Martin Construction Co. and President of Jeffrey ConstructionCo. being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the ~~corporation~~ joint venture by the said Martin L. Zeitlin as such President of Martin Construction Co., and attesting the same by the said Jeffrey A. Zeitlin as such President of Jeffrey Construction Co.

Witness my hand and official seal at office at Nashville, Tennessee on this the 30th day of April, 19 91

My commission expires 5-9-91

Notary Public

STATE OF TENNESSEE
Davidson County

On this _____ day of _____, 19___, personally appeared before me, _____, 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 "attorney-in-fact" of

_____

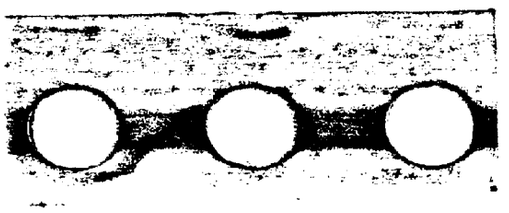
and is authorized by them to execute this instrument on their behalf, as their free act and deed.

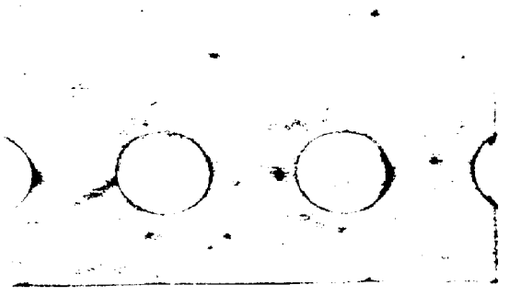
Witness my hand, at office, this _____ day of _____, 19___.

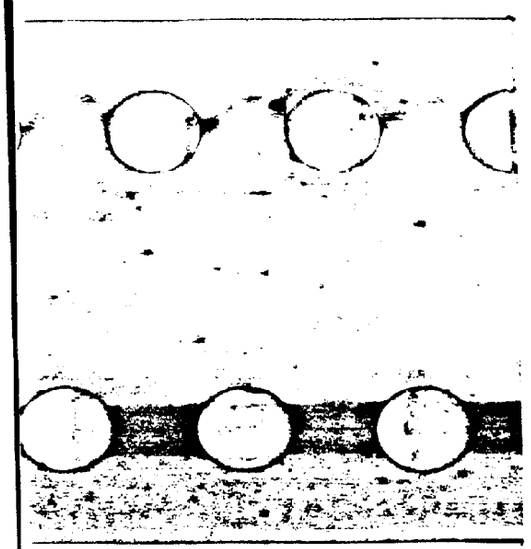
_____
Notary Public

My commission expires:

_____







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 139182.00
CON TX 459.36
PRFEE 1.00
WDEED 6.00
TOTAL 466.36
CHECK 466.36

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/01/91 01 13:42 0001 8201

FELIX Z. WILSON
DAVIDSON COUNTY TN

MAY 1 1 42 PM '91

IDENTIF. REFERENCE

I 0 9 7 7.

No. 417859