# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*

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

BOOK 8352 PAGE 222

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| COLUMBUS NICHOLS HOBBS, III (NAME) | LEADER FEDERAL BANK FOR SAVINGS (NAME) | Map 155-8-B |
| 7312 South Colony Court (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 2926 (STREET ADDRESS) | Parcel 40 |
| Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP) | Memphis, Tennessee 38101 (CITY) (STATE) (ZIP) | F.B. 9D80202 |

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 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 COLUMBUS NICHOLS HOBBS, III AND WIFE, PERRY ELIZABETH HOBBS

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. 42 on the Plan of Resubdivision of Lots 41, 42, & 43, South Colony at Riverbend, Phase I, as of record in Plat Book 7900, page 279, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to The Zeitlin Group, a Joint Venture composed of Martin Construction Company & 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.

This conveyance is made subject to: (1) 1991 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 5349, page 921, Book 6474, page 354, amended in Book 6486, page 588; (3) Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Book 7199, page 119, amended in Book 7781, page 645; (4) Dedication of common area of record in Book 7781, page 637; (5) Easements of record in Book 6613, page 536; and (6) All matters appearing on the Plan of record in Plat Book 7900, page 279, said Register's Office.

1.4 4 5 0

IDENTIFICATION REFERENCE

MAY 15 10 43 AM 91

RECD. & WILLIAM [illegible] REG.
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 7312 South Colony Court, 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 10th day of May, 1991

THE ZEITLIN GROUP
By: MARTIN CONSTRUCTION COMPANY

BY: [signature]
Martin L. Zeitlin, President

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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, Martin L. 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 Martin 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 10th day of May 19 91

My commission expires 1-22-95 Notary Public

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 $ 127,040.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF May 19 91

MY COMMISSION EXPIRES: 1-22-95
(AFFIX SEAL)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

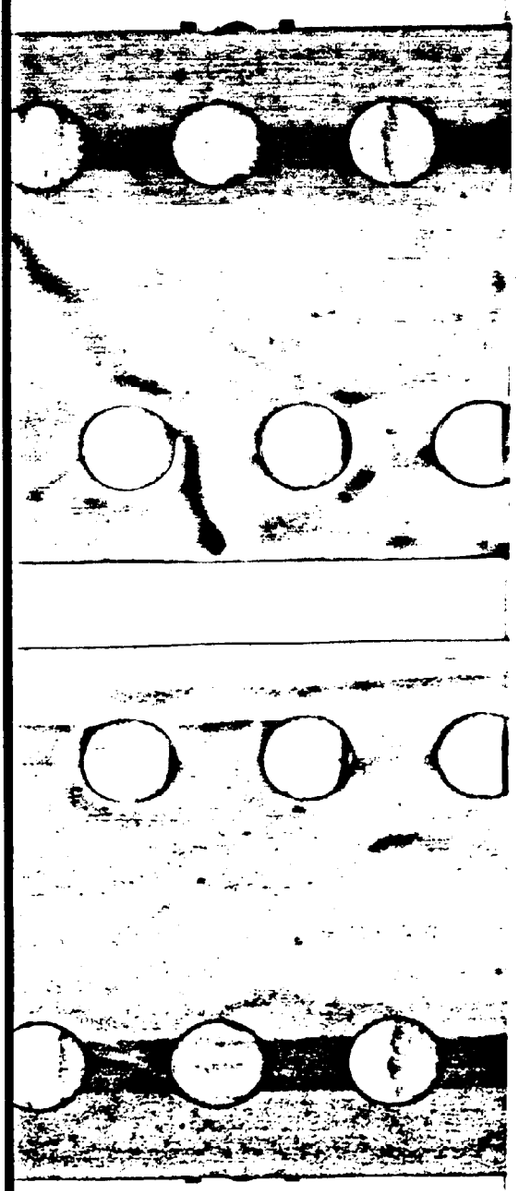
WARRANTY DEED

FROM THE ZEITLIN GROUP

TO COLUMBUS NICHOLS HOBBS, III AND WIFE, PERRY ELIZABETH HOBBS

2237 05/15 0101 03CHECK 426.10

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 _____

BOOK 8352 PAGE 224

| | | |
|---|---|---|
| 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 | |
| | 127040.00 |
| CON TX | 419.10 |
| PRFEE | 1.00 |
| UNFEE | 6.00 |
| TOTAL | 426.10 |
| CHECK | 426.10 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/15/91 01 10:44 0001 2237

1.4.4 5.0

IDENTIFICATION REFERENCE

MAY 15 10 43 AM '91

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN

No. 421841