WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 8361 PAGE 173

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

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CHANDANA POSHAKRISHNA (NAME)	LEADER FEDERAL BANK FOR SAVINGS (NAME)	Map 155-8-B
7300 South Colony Court (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	Parcel 45
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38101 (CITY) (STATE) (ZIP)	F.B.# 9D 80205

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 CHANDANA POSHAKRISHNA, married

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. 45 on the Plan of Phase 1 of South Colony at Riverbend, as of record in Plat Book 6900, page 271, 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 Cobny 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 Grantee; (2) Restrictions of record in Book 5349, page 921, Book 6474, page 354, & Book 6486, page 588; (3) Dedication of record in Book 7781, page 637; (4) Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Book 7199, page 119 & in Book 7781, page 645; (5) Easements of record in Book 6613, page 536; and (6) All matters appearing on the Plan of record in Plat Book 6900, page 271, said Register's Office.

unimproved ( ) This is improved (XX) property, known as 7300 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 24th day of May, 19 91.

THE ZEITLIN GROUP
By: JEFFREY CONSTRUCTION COMPANY

BY: [signature]
Jeffrey A. 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, Jeffrey A. Zeitlin, President

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 24th day of May, 19 91

My commission expires 1-22-95 Notary Public _____

1 7.6 7 7

TENNESSEE REAL ESTATE TRANSFER TAX

May 29 10 07 AM '91

STATE OF TENNESSEE
COUNTY OF Davidson County

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,720.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May, 19 91

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

Notary Public

WARRANTY DEED

FROM

THE ZEITLIN GROUP

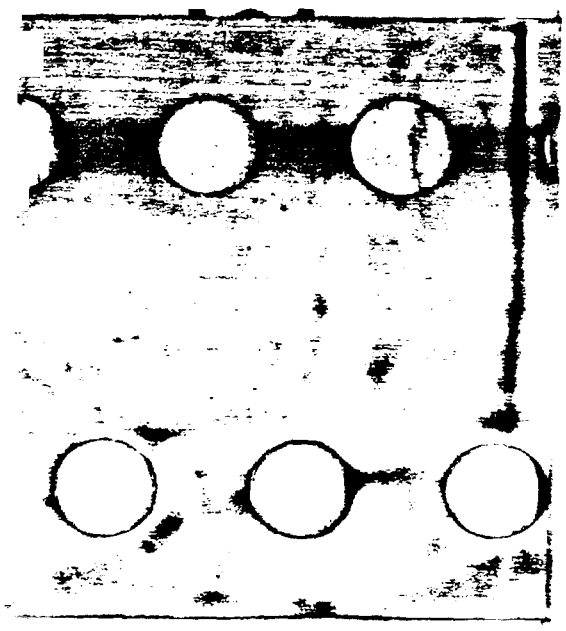
TO

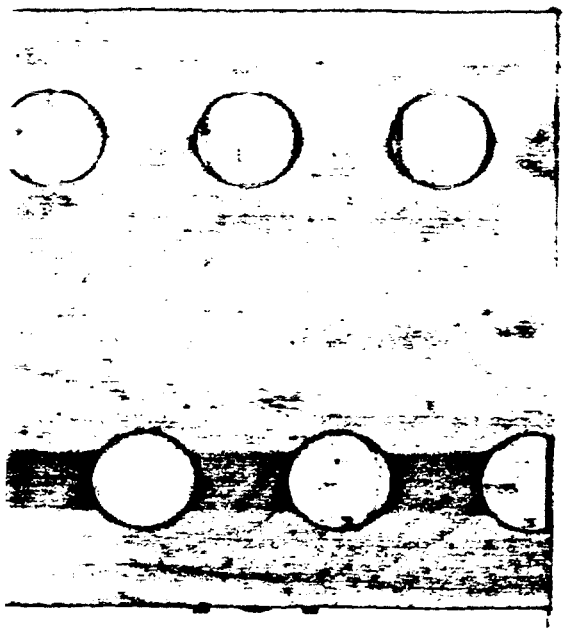
CHANDANA POSHAKRISHNA

6049 05/29 0101 03CHECK 402.01

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 110 The Paddock
220 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 8361 PAGE 175

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			CAMT	
				119720.00
			CON TX	395.01
			PRFEE	1.00
			WDEED	6.00
			TOTAL	402.01
			CHECK	402.01
05/29/91	01		10:09 0001	6049

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17.67.7.

IDENTIFICATION REFERENCE

MAY 29 10 07 AM '91

No. 425606