File Box 38 File 10195

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Ste. 200
Nashville, Tennessee 37215

BOOK 8388 PAGE 893

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES O. FAGAN	LEADER FEDERAL BANK FOR SAVINGS	Map 117-13-B
(NAME)	(NAME)	
202 Kensington Park	P.O. Box 2926	Parcel 124
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215	Memphis, Tennessee 38101	F.B. 7DA91475
(CITY) (STATE) (P. O. ZIP)	(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, THE ZEITLIN GROUP, a joint venture composed of Martin Construction Company, Inc. and Jeffrey Construction Company, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES O. FAGAN AND WIFE, CARLA DAWNE KIMBRELL

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. 202 on the Plan of Phase One of Abbottsford, as of record in Plat Book 6250, pages 419-421 amended in Book 6771, page 683 and Book 6800, page 164, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to The Zeitlin Group, a joint venture composed of Martin Construction Company, Inc., and Jeffrey Construction Company, Inc., by deed from Abbott Martin Corporation, a Tennessee corporation of record in Book 6814, page 502, said Register's Office.

This conveyance is made subject to: (1) Taxes for 1991 which have been prorated and assumed by the Grantees; (2) Storm Water Detention Agreement of record in Book 6555, page 328; (3) Restrictions and Reciprocal Easements of record in Book 6478, page 177 amended in Book 6530, page 242; (4) Declaration of Covenants, Conditions and Retrictions for Abbottsford of record in Book 6537, page 303, amended and restated in Book 8106, page 1; (5) Dedication of common area to Abbottsford Homeowners Association, Inc., of record in Book 7175, page 761; (6) Charter of Incorporation of Abbottsford Homeowners Association, Inc., of record in Book 6548, page 213; (7) Easements of record in Book 1037, page 572, and Book 1286, page 690; and (8) All matters appearing on the plan of record in Plat Book 6250, pages 419-421 amended in Book 6771, page 683 and Book 6800, page 164, Register's Office for said County.

27.560

RECEIVED FOR RECORD
JUL 2 8 14 AM '91

7902 07/02 0101 03CHECK 1043.00

This is unimproved (XX) improved ( ) property, known as 202 Kensington Park, Nashville, Tennessee 37215

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 28th day of June, 19 91

THE ZEITLIN GROUP
By: JEFFREY CONSTRUCTION COMPANY

BY: _____
Jeffrey A. Zeitlin, President

STATE OF TENNESSEE
COUNTY OF _____

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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

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 Co., Inc. 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 28th day of June 19 91

My commission expires 1/23/93 Notary Public _____

NOTARY PUBLIC AT LARGE STATE OF TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 280,000.00

James O. Fagan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June 19 91

MY COMMISSION EXPIRES: 1/23/93
(AFFIX SEAL)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TEN.

WARRANTY DEED

FROM

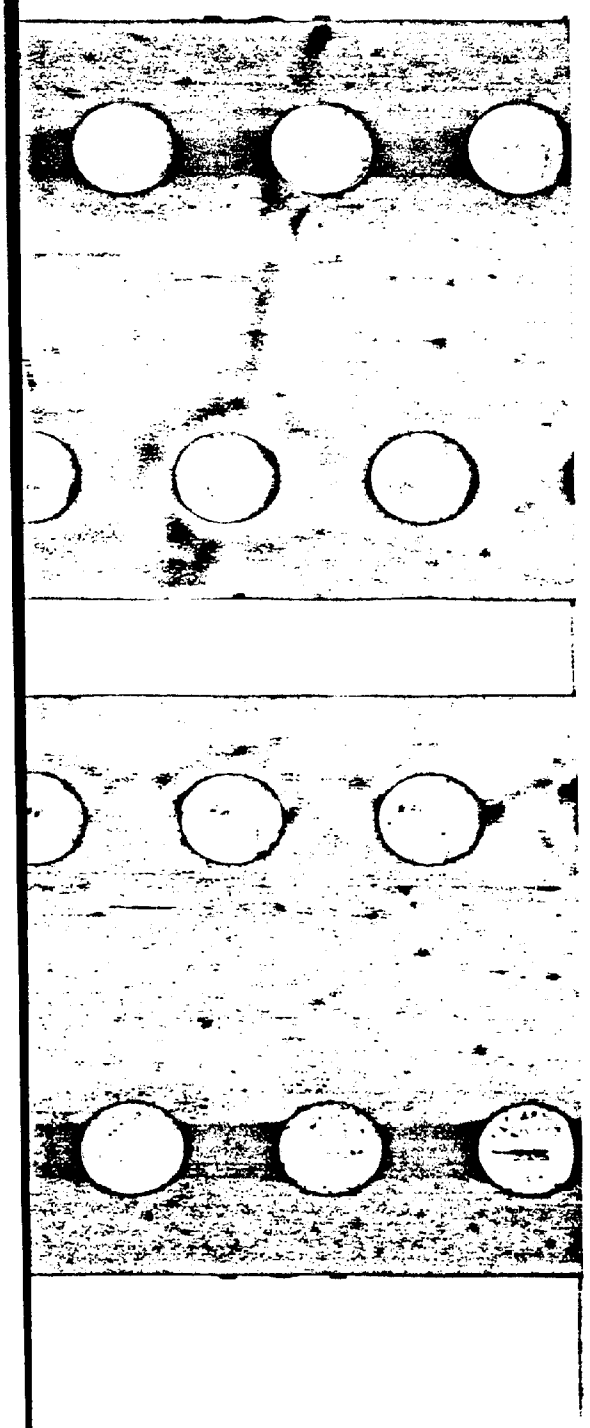
THE ZEITLIN GROUP

TO

JAMES O. FAGAN AND WIFE, CARLA DAWNE KIMBRELL

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 8388 PAGE 895

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
280000.00
CON TX 1036.00
PRFEE 1.00
WDEED 6.00
TOTAL 1043.00
CHECK 1043.00

07/02/91 01 08:16 0001 7902

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27.560

STATE TAX REFERENCE

JUL 2 8 14 AM '91

No. 436968