FILE BOX 61

FORM NO. WD-1 REV. 10-86

BOOK 8433 PAGE 835

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 136,000.00

Christopher Herbert Keffer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August 19 91

Notary Public

MY COMMISSION EXPIRES: 2-17-93
(AFFIX SEAL)

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
Christopher Herbert Keffer (NAME)	Leader Federal Bank for Savings (NAME)	
6312 Sweet Gum Lane (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	155-08B/2900
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 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 Christopher Herbert Keffer and wife, Stephanie Turner Keffer

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

Being the same property conveyed to The Zeitlin Group, a Joint Venture composed of Martin Construction and Jeffrey Construction by deed from Colony Properties, a Tennessee Joint Venture of record in Book 7018, Page 111, said Register's Office.

4385 IDENTIFICATION REFERENCE

SEP 3 1 40 PM '91

7271 09/03 0101 03CHECK 510.20

This is improved (X) unimproved ( ) property, known as 6312 Sweet Gum 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 August, 19 91

THE ZEITLIN GROUP
BY: MARTIN CONSTRUCTION COMPANY
BY:
Martin L. Zeitlin, President

STATE OF TENNESSEE
Davidson County

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

*Martin Construction Company

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

My commission expires 11-27-93

_____
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

_____

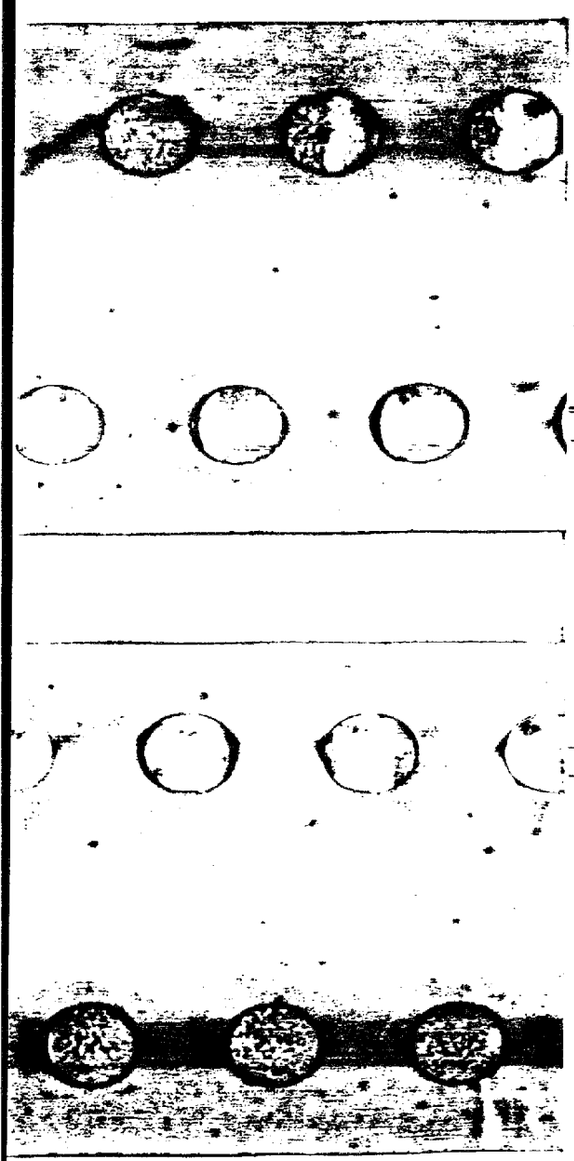
and is authorized by them to execute this instrument on their behalf, as their free act and deed.

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 _____

BOOK 8433 PAGE 837

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 136000.00
CON TX 503.20
PRFEE 1.00
WDEED 6.00
TOTAL 510.20
CHECK 510.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 09/03/91 01 13:42 0001 7271

43851

IDENTIFICATION REFERENCE

SEP 3 1 40 PM '91

No. 455565