WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 8441 PAGE 193

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
STEPHEN P. RAFFANTI (NAME)	First Republic Mortgage Corp. (NAME)	Map 142-16-B
320 Brunswick Place (STREET ADDRESS OR ROUTE NUMBER)	6012 Wilmington Pike (STREET ADDRESS)	Parcel 39 co
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Dayton, Ohio 45459 (CITY) (STATE) (ZIP)	F.B. #9D80726

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, a Tennessee corporation and Jeffrey Construction Company, a Tennessee corporation HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEPHEN P. RAFFANTI AND WIFE, LUCIE RAFFANTI

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. 39 on the Plan of Arlington Green, Phase I, as of record in Plat Book 6900, page 399, amended in Book 7517, page 281, 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, a Tennessee corporation and Jeffrey Construction Company, a Tennessee corporation by deed from Sovran Bank/Central South, a Tennessee banking corporation of record in Book 8297, page 573, said Register's Office.

This conveyance is subject to: (1) 1991 taxes; (2) Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Book 8120, page 402, Book 8120, page 485, Book 8180, page 230, Book 8181, page 62, and Book 8180, page 232; (3) Easements of record in Book 5473, page 171, Book 5459, page 654 and Book 4594, page 650; and (4) All matters appearing on the Plan of record in Plat Book 6900, page 399, amended in Book 7517, page 281, said Register's Office.

463884

IDENTIFICATION REFERENCE

SEP 12 10 59 AM '91

0220 09/12 0101 03CHECK 627.49

unimproved ( )
This is improved (XX) property, known as 320 Brunswick Place, 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 September, 19 91.

THE ZEITLIN GROUP, A JOINT VENTURE
By: JEFFREY CONSTRUCTION COMPANY

By: Jeffrey A. Zeitlin
JEFFREY A. ZEITLIN, President

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

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, a * 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. *Tennessee corporation

Witness my hand at Office, this 10th day of September, 19 91

My commission expires _____ Notary Public _____

STATE OF TENNESSEE)
COUNTY OF Davidson County)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 169,730.00

Affiant

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

MY COMMISSION EXPIRES: _____ Notary Public
(AFFIX SEAL)

WARRANTY DEED

FROM

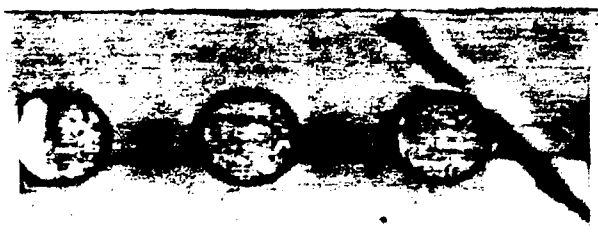
THE ZEITLIN GROUP, a Joint Venture composed of Martin Construction Company, a Tennessee corporation and Jeffrey Construction Company, a Tennessee corporation

TO

STEPHEN P. RAFFANTI AND WIFE, ~~LUCIE RAFFANTI~~

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 8441 PAGE 195

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

MAMT 167730.00
ERR CO
MAMT 167730.00-
CAMT 167730.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CON TX 620.49
PRFEE 1.00
WDEED 6.00
TOTAL 627.49
CHECK 627.49

463844 IDENTIFICATION REFERENCE SEP 12 10 59 AM '91

09/12/91 01 11:00 0001 0220

No. 458470