FROM: NATIONSBANK OF TENNESSEE

TO: THE ZEITLIN GROUP

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
NationsBank Plaza, Suite 1200
414 Union Street
Nashville, Tennessee 37219-1777

Address of New Owner:	Send Tax Bills to:	Map-Parcel No.
The Zeitlin Group	SAME	Map 142-16-B
4301 Hillsboro Road		Parcel 24
Nashville, TN 37215		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $33,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of March, 1992.

Notary Public

My Comm. Exprires: 3/27/93

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, NationsBank of Tennessee, formerly Sovran Bank/Central South, a Tennessee banking corporation, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto The Zeitlin Group, a Joint Venture composed of Martin Construction Company, a Tennessee corporation and Jeffrey Construction Company, a Tennessee corporation, hereinafter called the GRANTEE, its successors or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

This is unimproved property.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEE, its successors or assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors or assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

9202d.
11405/CAR
AAA000-00035/ 3/[illegible]92
IDENTIFICATION REFERENCE
MAR 13 9 33 AM '92
DAVIDSON COUNTY, TN
MAIL ENV.

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the 11th day of March, 1992.

ATTEST:

BY: _____

Title: Asst. V.P.

NATIONSBANK OF TENNESSEE

BY: _____

Title: Exec. Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared J. Hunter Atkins and John H. Evans, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon their oaths acknowledged themselves to be Exec. Vice President and Exec. Vice President respectively of NationsBank of Tennessee, the within named bargainor, a corporation, and that they, as such Exec. Vice President and Exec. Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by J. Hunter Atkins as such Exec. Vice President and John H Evans as such Exec. Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 11th day of March, 1992.

_____
NOTARY PUBLIC

My Commission Expires: 3/27/93

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 24, on the plan of Arlington Green, Phase I, of record in Plat Book 6900, page 399, as amended in Book 7517, page 281, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being part of the same property conveyed to Sovran Bank/Central South by Trustee's Deed from Frank S. King, Jr., Trustee, of record in Book 8096, page 527, said Register's Office.

The above property is conveyed subject to the following:

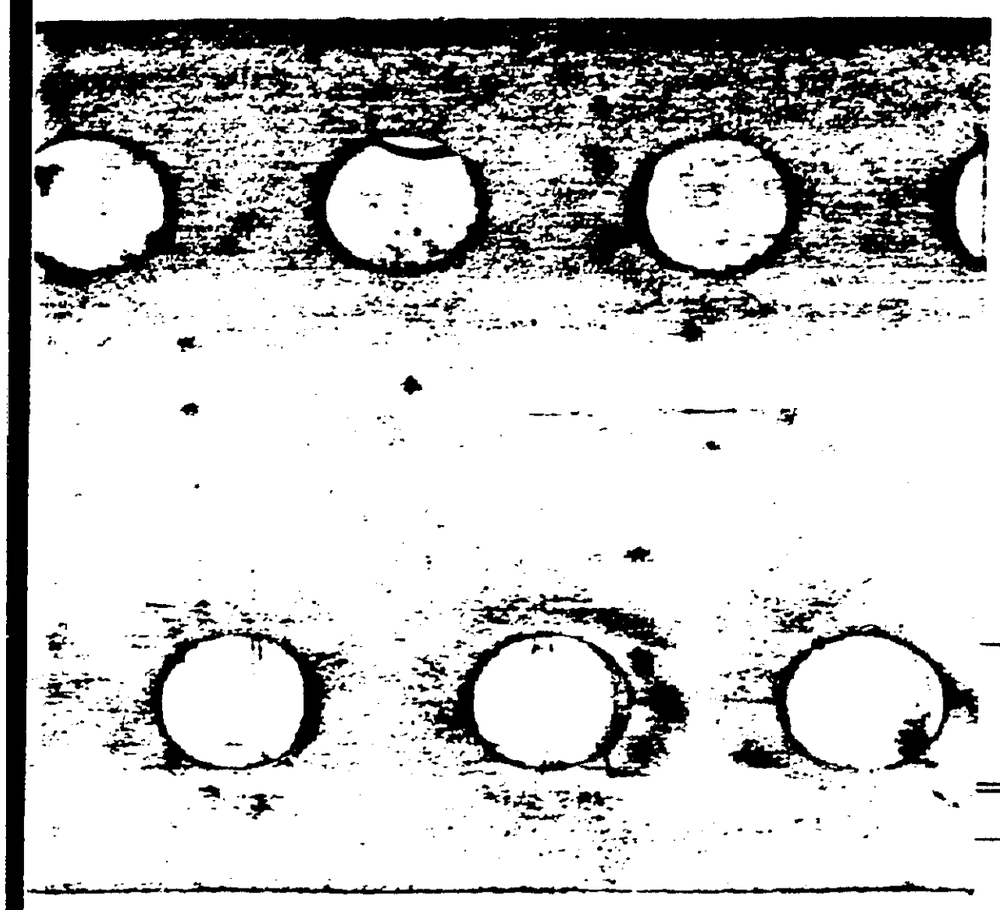
1. 1992 Metropolitan Government taxes.

2. All matters as shown on the plan of record in Book 6900, page 398, as amended in Book 7517, page 281, said Register's Office.

3. All matters as shown on the plan of record in Book 6900, page 399, as amended in Book 7517, page 281, said Register's Office.

4. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restrictions for Devon Hills, and the By-Laws appended thereto, of record in Book 8120, page 402, as amended in Book 8120, page 485, as further amended in Book 8180, page 230, and in Book 8181, page 62, said Register's Office. Said By-Laws were amended in Book 8180, page 232, said Register's Office.

5. Rights of others in and to the common areas.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

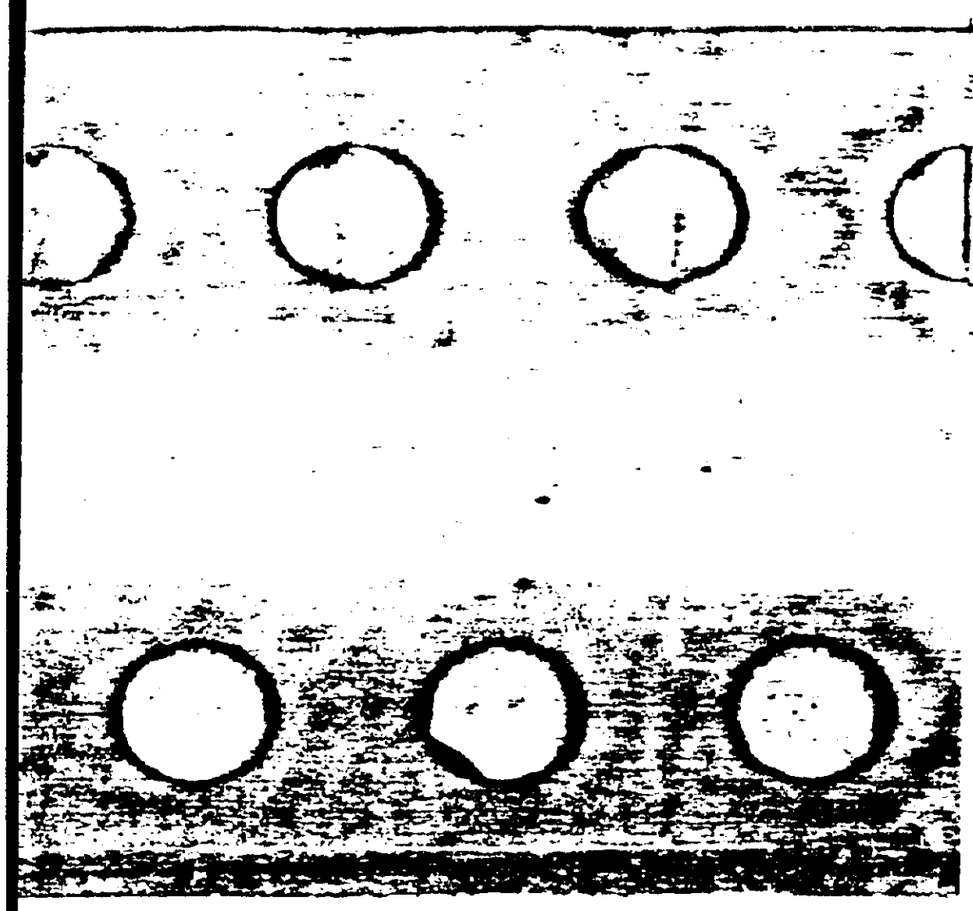
RECEIVED OF _____

FOR _____

BOOK 8573 PAGE 889

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 33000.00
CON TX 122.10
PRFEE 1.00
WDEED 9.00
TOTAL 132.10
CHECK 132.10

03/13/92 01 09:40 0001 5974

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92028

IDENTIFICATION REFERENCE

MAR 13 9 33 AM '92

DAVIDSON COUNTY, TN

No. 510432