FILE BOX 61

FORM NO. WD-1 REV. 10-86

BOOK 8605 PAGE 322

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,347.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF April, 19 92

Notary Public

MY COMMISSION EXPIRES: 7-11-95

(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
Michael L. Simmons (NAME)	Leader Federal Bank for Savings (NAME)	142-16B-36
309 Brunswick Place (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	
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, 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 Michael L. Simmons and wife, Gail Provizer-Simmons

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. 36 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 for Davidson County, Tennessee, 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 Company, a Tennessee Corporation and Jeffrey Construction Company, a Tennessee corporation by deed of record in Book 8297, Page 582, said Register's Office.

0.3 1.0 9

IDENTIFICATION REFERENCE

APR 20 2 40 PM 1992

DAVIDSON COUNTY, TN

unimproved ( )X
This is improved ( ) property, known as 309 Brunswick Place, Nashville, TN 37221
(House Number) (Street) (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 16th day of April, 19 92

The Zeitlin Group, a Joint Venture

By:

JEFFREY CONSTRUCTION COMPANY

By:

20088 0420 CHECK 655.61

STATE OF TENNESSEE
Davidson County

BOOK 8605 PAGE 323

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 Jeffrey I. Zeitlin and _____ with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the president of Jeffrey Construction Co. and _____ respectively of the The Zeitlin Group the within named ~~bargainor~~ Joint Venture, a ~~corporation~~, and that (he) as such president of Jeffrey Construction Co. as Joint Venture and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the ~~corporation~~ Joint Venture by the said Jeffrey I Zeitlin as such president of Jeffrey Construction Co. as Joint Venture, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at ~~Nashville, TN 37215~~ on this the ~~16th~~ day of April, 19 92

My commission expires 5-11-95

_____
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 8605 PAGE 324

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
175347.00
CON TX 648.61
PRFEE 1.00
WHEEL 6.00
TOTAL 655.61
CHECK 655.61

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/20/92 01 14:39 0001 2088

0 3 1 0 9

IDENTIFICATION REFERENCE

APR 20 2 40 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 522925