10769 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

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

BOOK 8616 PAGE 478

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOHN M. GRUCA (NAME)	SEARS MORTGAGE CORPORATION (NAME)	Map 142-16-B
408 Arlington Place (STREET ADDRESS OR ROUTE NUMBER)	2500 Lake Cook Road (STREET ADDRESS)	Parcel 31
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Riverwoods, Illinois 60015 (CITY) (STATE) (ZIP)	F.B. #9D80718

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 JOHN M. GRUCA AND WIFE, GAYLE S. GRUCA

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. 31 on the Plan of Arlington Green Phase 1, 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/Tennessee formerly Sovran Bank/Central South, a Tennessee banking corporation, of record in Book 8509, page 648, said Register's Office.

This conveyance is made subject to: (1) 1992 Taxes which have been prorated and assumed by the Grantees; (2) Declaration of covenants, conditions and restrictions of record in Book 8120, page 402 amended in Book 8120, page 485, Book 8180, page 230, Book 8180, page 232 and Book 8181, page 62; (3) Charter of Incorporation of Devon Hills Community Association, Inc., of record in Book 7520, page 564; (4) Charter of Incorporation of Arlington Green Community Association, Inc., of record in Book 8170, page 450; (5) Removal of Restrictions of record in Book 8180, page 222; (6) All matters appearing on the Plan of record in Plat Book 6900, page 399 amended in Book 7517, page 281, said Register's Office.

[illegible] 05 04 01 01 03 04 EDR 752.92

0 6 9 2 8

IDENTIF. [illegible]

unimproved ( )
This is improved (XX) property, known as 408 Arlington 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 28th day of April 1992

THE ZEITLIN GROUP, A JOINT VENTURE
By: JEFFREY CONSTRUCTION COMPANY
By: [signature]
[illegible] 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

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 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 April 19 92

My commission expires 1/23/93 Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 201,617.00

John M Gruca
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April 19 92

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

Notary Public

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

JOHN M. GRUCA AND WIFE, GAYLE S. GRUCA

PLEASE RETURN TO:

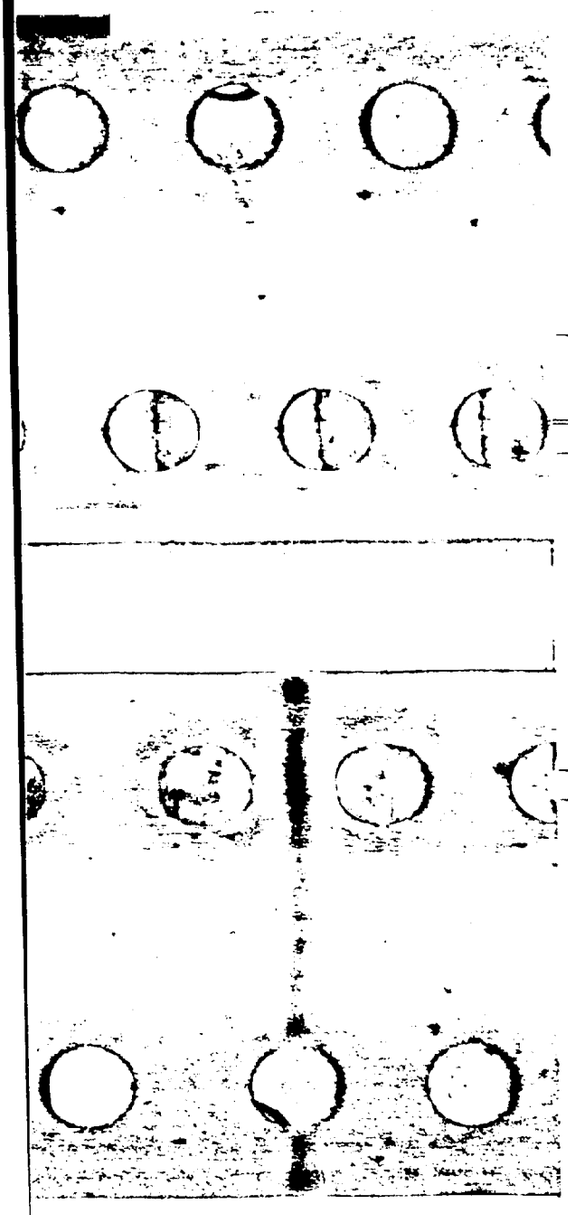
First Title & Escrow Company, Inc.
Suite 110 The Paddock
220 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8616 PAGE 480

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	
	201617.00
CON TX	745.92
PRFEE	1.00
MTEED	6.00
TOTAL	752.92
CHECK	752.92

05/04/92 01 09:03 0001 2946

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06920

IDENTIF. REFERENCE

MAY 1 [illegible] AM '92

No. 527221