BOOK 8781 PAGE 572

AFTER RECORDING RETURN TO: BOX 60
Thomas I. Bottorff
One Maryland Farms, Suite 102
Brentwood, TN 37027

Prepared by: NationsBank Legal Department
One Independence Center, 114-13
Charlotte, North Carolina 28255

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.
The Zeitlin Group, a Joint Venture Composed of Martin Construction Company, a Tennessee Corporation and Jeffrey Construction Company, a Tennessee Corporation 4301 Hillsboro Road, Suite 214 Nashville, TN 37215	same	142-16B53C0

RECEIVED FOR REFERENCE
NOV 9 4 03 PM '92
DAVIDSON COUNTY TN

62707

THE STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

The actual consideration or value, whichever is greater, for this transfer is $29,000.00.

Affiant (Grantee)

Subscribed and sworn to before me, this the 6th day of Nov. 1992.

[Official Seal]

Notary Public

My Commission Expires: Mar. 12, 1994

NOTARY PUBLIC

SPECIAL WARRANTY DEED

NATIONSBANK OF TENNESSEE, a Tennessee banking corporation, formerly known as Sovran Bank/Central South ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD, TRANSFERRED and CONVEYED and does hereby GRANT, SELL, 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 ("Grantee") in fee simple, his heirs and assigns, that certain land located in Davidson County, Tennessee, and being more particularly described in Exhibit A, attached hereto and incorporated herein by reference, together with all improvements, if any, located on such land (such land and improvements being collectively referred to as the "Property").

This conveyance is made and accepted subject to all matters (the "Permitted Exceptions") set

forth in Exhibit B, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances pertaining thereto, including all of Grantor's right, title and interest in and to adjacent streets, alleys and rights-of-way, subject to the Permitted Exceptions, unto Grantee and Grantee's heirs, successors and assigns forever; and Grantor does hereby bind itself and its successors to warrant and forever defend the Property unto Grantee and Grantee's heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

GRANTEE ACKNOWLEDGES THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (A) THE VALUE, NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (B) THE INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (E) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, (F) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE PROPERTY, (G) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY, OR (H) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY, AND SPECIFICALLY, THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS, INCLUDING THE DISPOSAL OR EXISTENCE, IN OR ON THE PROPERTY, OF ANY HAZARDOUS MATERIALS OR SUBSTANCES (AS DEFINED IN THE PURCHASE AND SALE AGREEMENT PURSUANT TO WHICH THIS DEED IS DELIVERED OR, IF NOT DEFINED THEREIN, MEANING ANY SUBSTANCES OR MATERIALS WHICH ARE NOW OR HEREAFTER CLASSIFIED OR CONSIDERED TO BE HAZARDOUS OR TOXIC UNDER STATE, FEDERAL OR MUNICIPAL LAWS, RULES, ETC. OR THE COMMON LAW, OR ANY OTHER APPLICABLE LAWS RELATING TO THE PROPERTY, OR AS OTHERWISE DEFINED BY LAW), EXCEPT THE WARRANTY OF TITLE EXPRESSLY SET FORTH HEREIN. GRANTEE FURTHER ACKNOWLEDGES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE SALE OF THE PROPERTY IS MADE ON AN "AS IS" CONDITION AND BASIS WITH ALL FAULTS.

Ad valorem taxes for the present year having been prorated, Grantee hereby assumes payment thereof, and subsequent assessments for that and prior years due to change in land usage, ownership, or both.

IN WITNESS WHEREOF, GRANTOR, has caused this Special Warranty Deed to be executed on the 5th day of November, 1992.

ATTEST:

NATIONSBANK OF TENNESSEE, a Tennessee banking corporation

Asst Secretary

By: _____

Name: Melvin F. White

Title: Vice President

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STATE OF NORTH CAROLINA §
§
COUNTY OF MECKLENBURG §

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Melvin F. White and Linda E. Landers, 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 Vice President and Assistant Secretary respectively of NationsBank of Tennessee, a Tennessee banking corporation, the within named bargainor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by Melvin F. White as such Vice President and Linda E. Landers as such Ass't secretary.

Witness my hand and seal, in Charlotte, North Carolina, this the 5th day of November, 1992.

[Official Seal]

Deanna L. Zuercher
Notary Public, State of North Carolina

My Commission Expires: 6/5/95

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Arlington Green, Phase I, of record in Book 6900, page 399, and amended in Book 7517, page 281, said Register's Office.

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

EXHIBIT B
PERMITTED EXCEPTIONS
TO DEED

1. Rights of parties in possession.

2. Governmental rights of police power or eminent domain unless notice of the exercise of such rights appears in the public records as of the date hereof; and the consequences of any law, ordinance or governmental regulation including, but not limited to, building and zoning ordinances.

3. Defects, liens, encumbrances, adverse claims or other matters 1) not known to the Grantor and not shown by the public records but known to the Grantee as of the date hereof and not disclosed in writing by the Grantee to the Grantor prior to the date hereof; 2) resulting in no loss or damage to the Grantee; or 3) attaching or created subsequent to the date hereof.

4. Visible and apparent easements and all underground easements, the existence of which may arise by unrecorded grant or by use.

5. Any and all unrecorded leases, if any, and rights of parties therein.

6. Taxes and assessments for the year of closing and subsequent years and subsequent assessments for prior years due to a change in use or ownership.

7. All valid and enforceable covenants, liens, encumbrances, defects, easements and other matters as shown on the public record.

8. All matters which would be disclosed by an accurate survey performed as of the date of this Deed.

9. Bylaws recorded in Book 8120, page 402, Register's Office Davidson County, Tennessee.

10. Restrictive covenants contained in instrument of record in Book 8180, page 230 and 232; Book 7517, page 283; Book 8120, page 485; Book 8181, page 62, Register's Office Davidson County, Tennessee.

11. The Plan of record in Book 6900, page 399, Register's Office Davidson County, Tennessee, shows an owner's certificate, a 20 foot minimum building setback line from Ambers Way 10' rear 5' each side and a 20 foot easement for public utility purposes along the easterly side 15' front and 10' rear line of said lot.

Initials

REP 11/09 0101 03CHECK 128.30

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8781 PAGE 577

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	29000.00
CON TX	107.30
PRFEE	1.00
WDEED	20.00
TOTAL	128.30
CHECK	128.30

11/09/92 01 16:07 0001 4969

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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62708

IDENTIFI REFERENCE

Nov 9 4 08 PM '92

[illegible]
DAVIDSON COUNTY, TN

No. 588805