File 11394 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 8856 PAGE 242

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DAVID W. LEDFORD	SEARS MORTGAGE CORPORATION	Map 142-16-B
(NAME)	(NAME)	
313 Brunswick Place	2500 Lake Cook Road	Parcel 37
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37221	Riverwoods, Illinois 60015	F.B. 9D80724
(CITY) (STATE) (P. O. ZIP)	(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, 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 DAVID W. LEDFORD AND WIFE, MARTHA A. LEDFORD

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. 37 on the Plan of Resubdivision Lots 37 & 38 Arlington Green Phase I, as of record in Plat Book 7900, page 335, 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 Special Warranty deed from NationsBank of Tennessee, formerly Sovran Bank/Central South, a Tennessee Banking Corporation of record in Book 8573, page 894, said Register's Office.

This conveyance is made subject to: (1) 1993 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, pages 230 and 232, and in Book 8181, page 62; (3) Charter of record in Book 8170, page 450; Book 7520, page 564; (4) Easements of record in Book 5459, page 654, and in Book 5473, page 171, and in Book 4594, page 650; and (5) All matters appearing on the Plan of record in Plat Book 7900, page 335, said Register's Office.

8887.5

IDENTIFICATION REFERENCE

FEB 3 2 33 PM '93

WILLIAM L. WILKINS, II, REG.
DAVIDSON COUNTY, TN

9000 02/03 0101 03CHECK 736-42

unimproved ( )
This is improved (X) property, known as 313 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 29th day of January, 1993

THE ZEITLIN GROUP
By: JEFFREY CONSTRUCTION COMPANY

BY: 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 _____

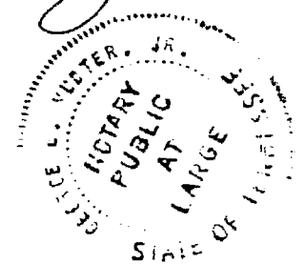
STATE OF Tennessee
COUNTY OF Davidson

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 29th day of January, 19 93

My commission expires 11/20/96 Notary Public _____



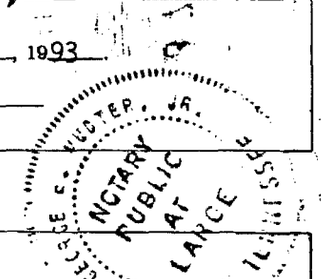
STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 196,650.00

David W. Ledford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January, 1993

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL) _____ Notary Public

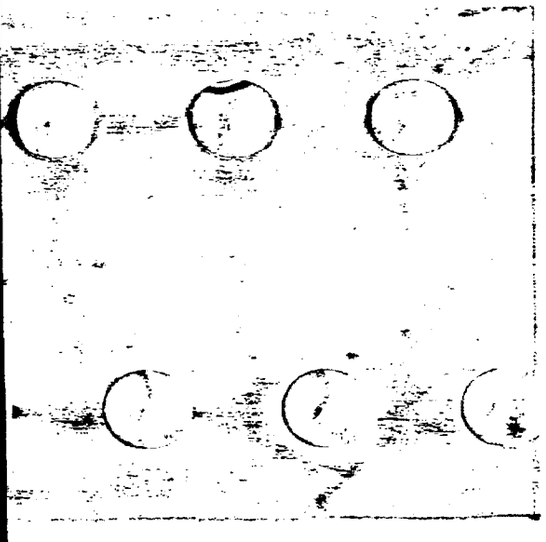


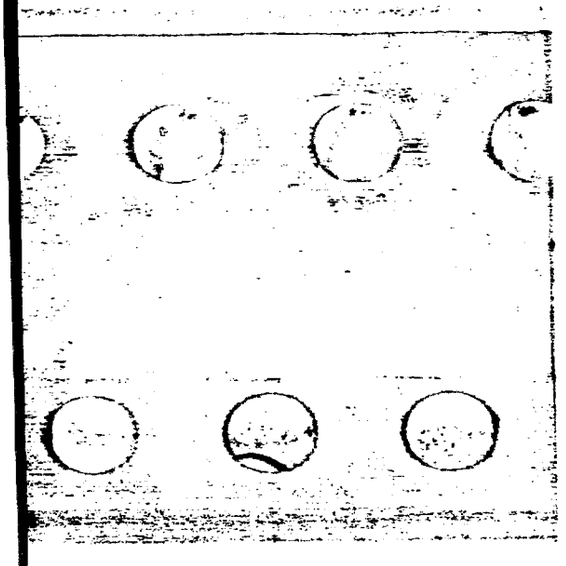
WARRANTY DEED

FROM THE ZEITLIN GROUP

TO DAVID W. LEDFORD AND WIFE, MARTHA A. LEDFORD

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 8856 PAGE 244

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
196650.00
ERR CO
MAMT
196650.00-
MAMT

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

196650.00
CON TX 727.42
PRFEE 1.00
WDEED 8.00
TOTAL 736.42
CHECK 736.42

8887.5

IDENTIFICATION REFERENCE

FEB 3 2 33 PM '93

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

02/03/93 01 14:32 0001 9000

No. 617524