File 11775 File Box 38

FIRST TITLE AND ESCROW COMPANY, INC. **WARRANTY DEED**

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty. BOOK 9035 PAGE 90
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
ROBERT D. ROBERTSON (NAME)	LEADER FEDERAL BANK FOR SAVINGS (NAME)	142-16-B
316 Brunswick Place (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	40
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38101 (CITY) (STATE) (ZIP)	9D 80727

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 ROBERT D. ROBERTSON AND WIFE, JUDITH L. ROBERTSON

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. 40 on the Plan of Arlington Green Phase I, 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 by Special Warranty deed from Nationsbank of Tennessee, a Tennessee banking corporation, formerly known as Sovran Bank/Central South of record in Book 8619, page 453, said Register's Office.

This conveyance is made subject to: (1) 1993 Taxes which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 8120, page 402 amended in Book 8120, page 485, Book 8180, pages 230 and 232 and Book 8181, page 62; (3) Common area of record in Book 8625, page 750; (4) Charter of record in Book 8170, page 450; (5) Charter of record in Book 7520, page 564; (6) Easements of record in Book 5459, page 654, Book 5473, page 171, Book 4594, page 650, and Book 8945, page 135; and (7) All matters appearing on the plan of record in Plat Book 6900, page 399 amended in Book 7517, page 281, Register's Office for Davidson County, Tennessee.

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47872 IDENTIFICATION REFERENCE

unimproved ( )
This is improved (XX property, known as 316 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 30th day of July, 19 93

THE ZEITLIN GROUP
By: JEFFREY CONSTRUCTION COMPANY

BY: Jeffrey A. Zeitlin
Jeffrey A. Zeitlin
President

STATE OF TENNESSEE
COUNTY OF _____

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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 30th day of July, 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 $ 215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July

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

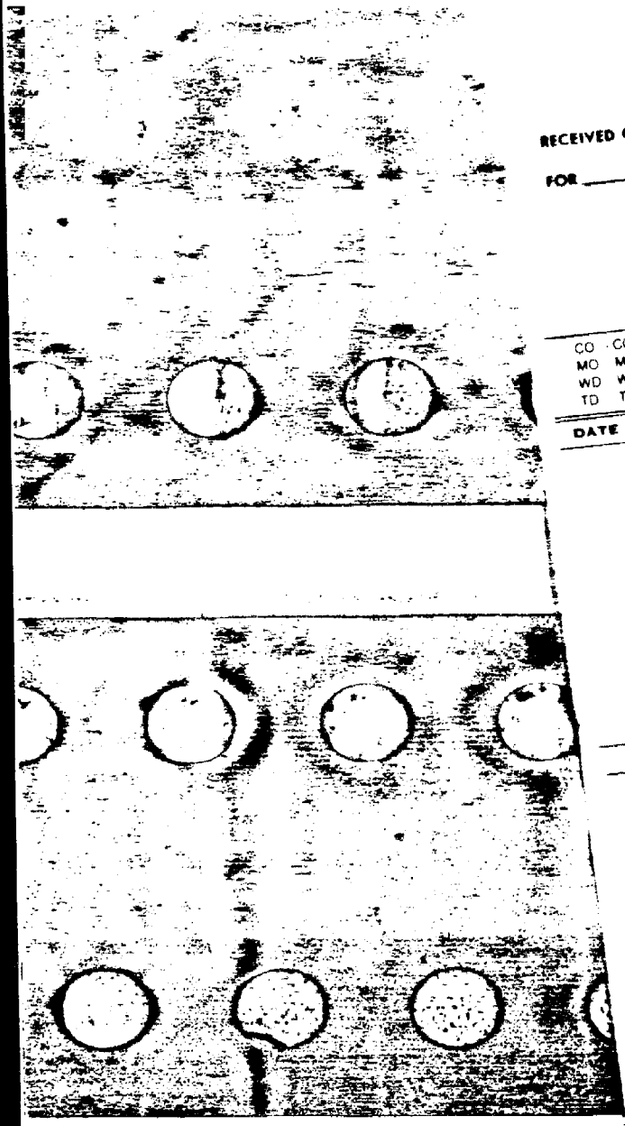
Notary Public

WARRANTY DEED

FROM THE ZEITLIN GROUP

TO ROBERT D. ROBERTSON AND WIFE, ~~JUDITH L. ROBERTSON~~

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 9035 PAGE 92

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 215000.00	
			CON TX 795.50	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 804.50	
			CHECK 804.50	
08/03/93	01		15:29 0001 527	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47872
IDENTIF. & REFERENCE

93 AUG -3 PM 3:29
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 68167