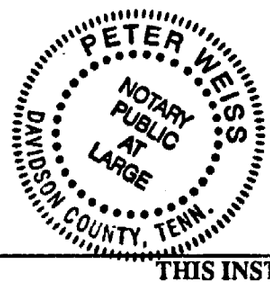
9879-3



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF April 19 94

Notary Public

MY COMMISSION EXPIRES: 9/16/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CHERNAU, MILAM & WEISS, P.C., 5115 Maryland Way, 2nd Floor, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRADLEY E. JACOB D/B/A	BRADLEY E. JACOB	MAP 155-8-B
RACHELLE (NAME) HOMES	(NAME)	
P. O. Box 210425	P. O. Box 210425	PARCEL 79
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	FB # 9D-80239
(CITY) (STATE) (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, WE, THE ZEITLIN GROUP, A JOINT VENTURE COMPOSED OF MARTIN CONSTRUCTION COMPANY, AND JEFFREY CONSTRUCTION COMPANY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRADLEY E. JACOB D/B/A RACHELLE HOMES, AND DALLAS BELL

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. 79, on the Plan of South Colony at Riverbend, Phase I, as of record in Book 6900, Page 271, Register's Office for said County, to which plan is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to The Zeitlin Group, a Joint Venture composed of Martin Construction Company and Jeffrey Construction Company, by Deed from Colony Properties, a Tennessee Joint Venture, of record in Book 7018, Page 111, Register's Office for Davidson County, Tennessee.

By First Amendment to Joint Venture Agreement of The Zeitlin Group, a Joint Venture, of record in Book 6465, Page 408, Register's Office for Davdison County, Tennessee"...."either Joint Venturer shall have the right to execute Deeds and other instruments necessary to the sale of Joint Venture property without the joinder of the other Joint Venturer..."

THIS conveyance is subject to restrictive covenants of record in Book 5349, Page 921, Book 6474, Page 354, and Book 6486, Page 588; Declaration of and Declaration of Covenants, Conditions and Restrictions of record in Book 7199, Page 119, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 7200 South Colony Drive, 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 my hand this 8th day of April 19 94

THE ZEITLIN GROUP, A JOINT VENTURE
By: JEFFREY CONSTRUCTION COMPANY
a Tennessee Corp., Joint Venturer

BY:
JEFFREY A. ZEITLIN, PRESIDENT

STATE OF TENNESSEE
COUNTY OF

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 or proved to me on the basis of satisfactory evidence, 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
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared JEFFREY A. ZEITLIN, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the President of JEFFREY CONSTRUCTION COMPANY, a Tennessee corporation, and who further acknowledged JEFFREY CONSTRUCTION COMPANY, to be a Joint Venturer of THE ZEITLIN GROUP, the within named bargainor, a Joint Venturer, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing for and in behalf of the Joint Venturer the name of the corporation by himself as such officer.

WITNESS my hand and official seal at office at Brentwood, Tennessee, this 8th day of April, 1994.

_____
Notary Public

My Commission Expires: 9/16/95

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

37939

IDENTIF. & REFERENCE

94 APR 12 AM 8:45

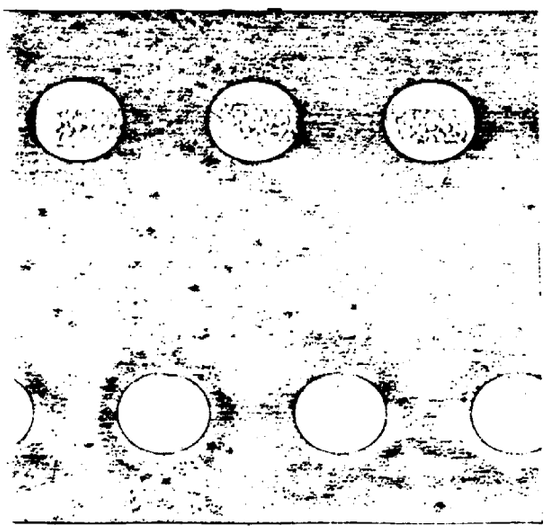
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

2727 04/12 0101 03CHECK

112.60

DCTN01W

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

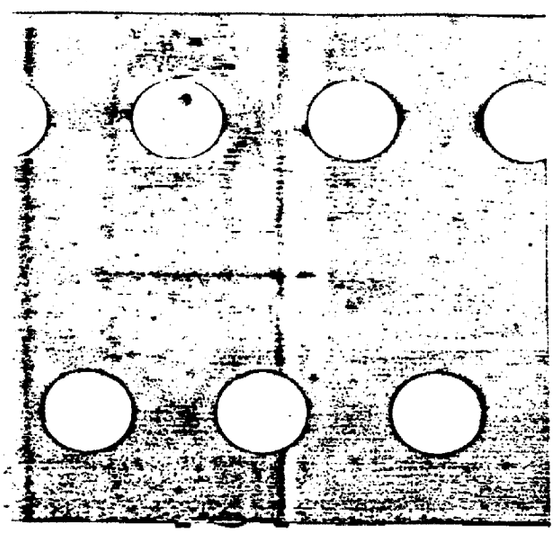
FOR _____

BOOK 9308 PAGE 995

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	28000.00
			CON TX	103.60
			PRFEE	1.00
			WDEED	8.00
			TOTAL	112.60
			CHECK	112.60

04/12/94 01 08:46 0001 2797



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37939 IDENTIF. & REFERENCE

94 APR 12 AM 8:45

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 778013