This Instrument Prepared By:

Brenda Franks Hale
Hale and Hale Attorneys
312 First Tennessee Bank Building
Franklin, Tennessee 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
The Zeitlin Group 4301 Hillsboro Road Nashville, TN 37215	SAME	Map 156-1C Parcels 27, 45 and 53

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $96,000.00.

AFFIANT

Sworn to and subscribed before me this 31 day of July, 1995.

NOTARY PUBLIC

My Commission Expires: 4-1-97

BRENDA FRANKS HALE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires April 1, 1997

95 AUG -1 AM 10:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE

00084569

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, EAST COLONY AT RIVERBEND, a joint venture composed of Martin Construction Company and Jeffrey Construction Company, hereinafter called the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto THE ZEITLIN GROUP, a joint venture composed of Martin Construction Company and Jeffrey Construction Company, hereinafter called the "GRANTEE", its heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND lying and being located in Davidson County, Tennessee and being more particularly described as follows:

BEING Lot Nos. 27, 45 and 53 on the Plan of East Colony at Riverbend of record in Plat Book 7900, pages 4 and 733, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more accurate description.

BEING a part of the same property conveyed to East Colony at Riverbend, a joint venture cmoposed of Martin Construction Company and Jeffrey Construction Company, by Quitclaim Deed from The Zeitlin Group, a joint venture composed of Martin Construction Company and Jeffrey Construction Company, of record in Book 9222, page 992, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, its successors and assigns, forever;

AND GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 1995 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying its prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map 156-1C, Parcels 27, 45 and 53.

2. All matters appearing on the Plan of East Colony at Riverbend of record in Plat Book 7900, pages 4 and 733, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants contained in instrument of record in Book 5354, page 765; Book 5403, page 5; and Book 7199, page 119, Register's Office for Davidson County, Tennessee.

AND GRANTOR DOES FURTHER covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

This unimproved property is known as 805 East Colony Place (Lot 27), 916 Willow Oak Court (Lot 45) and 6328 Willow Oak Drive (Lot 53), Nashville, Tennessee 37221.

WITNESS our hands this 31 day of July, 1995, in Franklin, Tennessee.

EAST COLONY AT RIVERBEND, a joint venture composed of Martin Construction Company and Jeffrey Construction Company

MARTIN CONSTRUCTION COMPANY

By: _____
Martin L. Zeitlin, President

JEFFREY CONSTRUCTION COMPANY

By: _____
Jeffrey A. Zeitlin, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for the State and County aforesaid, personally appeared Martin L. Zeitlin and Jeffrey A. Zeitlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be President of Martin Construction Company and Jeffrey Construction Company, respectively, and said Martin Construction Company and Jeffrey Construction Company are Venturers of a Joint Venture known as The Zeitlin Group, the within named bargainor, and that as such Venturers, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Joint Venture by themselves as Venturers.

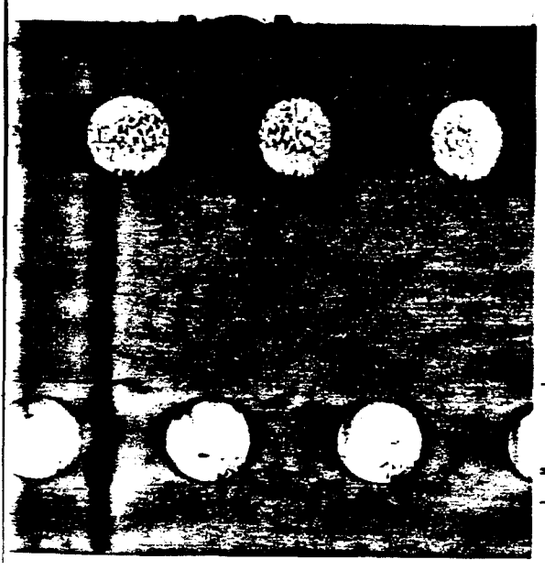
Witness my hand and seal, this 31st day of July, 1995.

BRENDA FRANKS-DALE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires April 1, 1997

_____
Notary Public

My commission expires: 4-1-97

0101 0101 03 CHECK 364.20



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

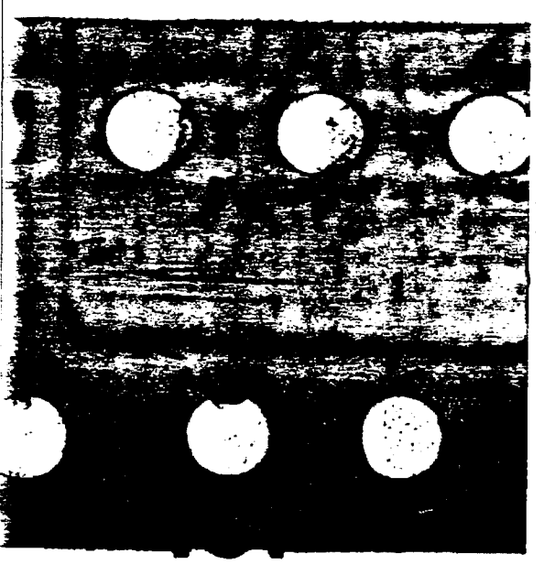
RECEIVED OF _____

FOR _____

BOOK 9746 PG 924

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	96000.00
CON TX	355.20
PRFEE	1.00
MDEED	8.00
TOTAL	364.20
CHECK	364.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0084569
IDENTIF. ↑ REFERENCE

95 AUG -1 AM 10: 19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 936150