32 P

This instrument prepared by
Thomas C. Scott
TUNE, ENTREKIN & WHITE
21st Floor, First American Center
Nashville, Tennessee 37238-0091

BOOK 9863 PG 231

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 205,000.00 .

Affiant

Subscribed and sworn to before me this 10th day of November, 1995.

Notary Public

My commission expires:

My Commission Expires NOV 20, 1996

GENERAL WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Map and Parcel No.:**
The Zeitlin Group 4301 Hillsboro Rd Suite 214 Nashville TN 37215	Same	Map 130-12-A Parcel 37 CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jane Dowden Grams, unmarried, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto The Zeitlin Group, a joint venture (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot Number 37 on the Plan of Northumberland, of record in Book 6250, page 128 and 129, Register's office for Davidson County, Tennessee and as amended by Surveyor's Certificate of Correction of record in Book 6386, page 19, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jan Dowden Grams, unmarried by Warranty Deed from Patricia L. Hart, Trustee of record in Book 9463, page 507, said Register's Office for Davidson County, Tennessee.

which has the address of 23 Inveraray, Nashville, Tennessee 37215.

This conveyance is subject to the following:

1. Taxes for 1995, which have been prorated and are assumed by the Grantee.

2. Restrictive Covenants contained in an instrument of record in Book 6377, page 18, and Book 6545, page 799, Register's Office for Davidson County, Tennessee, omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

3. Subject to all matters shown on the Plan of record in Book 6250, page 128, as amended by Surveyor's Certificate of Correction of record in Book 6386, page 194, in said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever.

And the Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as set forth above.

And the Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned Grantor has executed this General Warranty Deed as of November 10, 1995.

Jane Dowden Grams

Jane Dowden Grams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jane Dowden Grams, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, on this the 10th day of November, 1995.

NOTARY PUBLIC

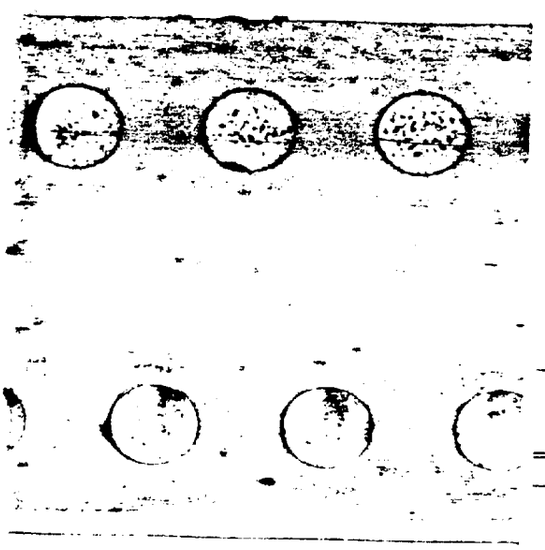
My Commission Expires:_____

tcsgen\gramswrnt.ded

0124164
IDENTIFICATION REFERENCE

95 NOV 17 PM 3:07
FILED & RECORDED
DAVIDSON COUNTY, TN

9686 11/17 0101 03CHECK 771.50



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

RECEIVED OF _____

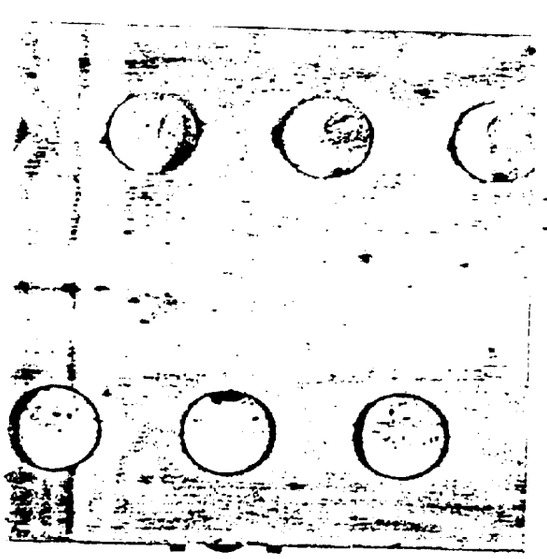
FOR _____

BOOK 9863 PG 234

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	
				205000.00
			CON TX	758.50
			PRFEE	1.00
			WDEED	12.00
			TOTAL	771.50
			CHECK	771.50
11/17/95	01		15:07 0001	9686

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0124164
IDENTIF. # REFERENCE

95 NOV 17 PM 3:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 978235