File Box 51-A

BOOK 10044 PG 748

STATE OF TENNESSEE 96-1078
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,000.00

George J Ramapurath
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF ~~April~~ May, 1996.

Notary Public

MY COMMISSION EXPIRES: June 19, 1998

THIS INSTRUMENT WAS PREPARED BY
Kenneth M. Ballew, Atty, 30 Burton Hills Blvd., Suite 240, Nashville, TN 37215

NAME	ADDRESS	MAP-PARCEL NUMBERS
ADDRESS NEW OWNER(S) AS FOLLOWS: George J. Ramapurath	SEND TAX BILLS TO: NEW OWNER First American National Bank	
(NAME) 810 Bellevue Road, Apt ~~232~~ 252 #2	(NAME) First American Center #3	Map 155-8-B, parcel 31
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37221	(STREET ADDRES) Nashville, TN 37237-7282	
(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, 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 George J. Ramapurath and wife Leena George

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson (CIVIL DISTRICT) COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 31, on the Plan of South Colony at Riverbend, Phase 1, as of record in Book 6900, Page 271, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

BEING a 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, as filed of record in Book 7018, page 111, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

This is un/improved property known as Lot 31 South Colony at Riverbend, Nashville, TN 37221 ~~810 Bellevue Road, Apt 232, Nashville, TN 37221~~

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 his hand this 7th day of ~~April~~ May, 1996.

The Zeitlin Group, A Joint Venture

By: Jeffrey Construction Company, Joint Venturer
Jeffrey A. Zeitlin, President

BOOK 10044 PG 749

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Kenneth M. Ballew, a Notary Public within and for the State and County aforesaid, personally appeared Jeffrey Zeitlin, President of Jeffrey Construction Co. with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the joint venturer _____ respectively of the The Zeitlin Group the within named bargainor, and that (he / they) as such joint venturer _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Jeffrey Zeitlin as such President and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Nashville Tennessee
on this the 7 day of May, 1996 Nashville

My commission expires 11/22/97

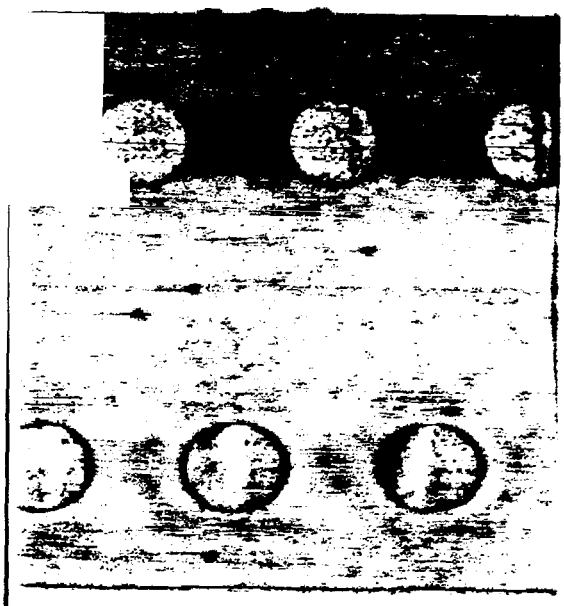
Notary Public Kenneth M. Ballew

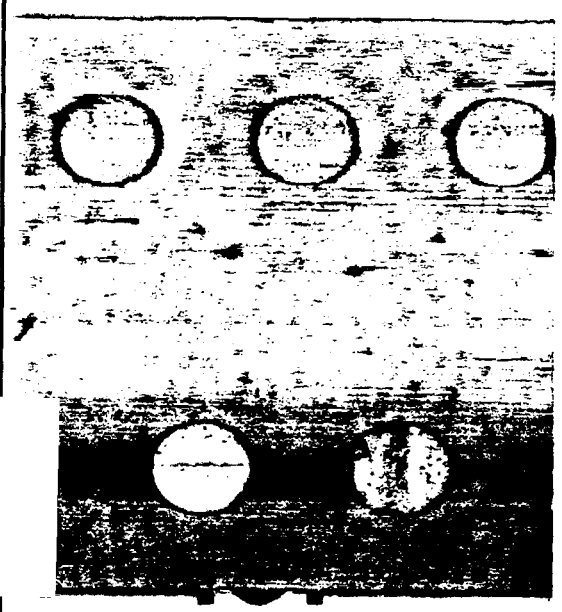
0180043
IDENTIF. ↑ REFERENCE

96 MAY -8 PM 2:22

[illegible] REGISTER
DAVIDSON COUNTY, TN.

[illegible] 05:09 0.01 CHECK 112.60





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10044 PG 750

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	103.50
PRFEE	1.00
WDEED	8.00
TOTAL	112.50
CHECK	112.50

05/08/96 01 14:26 0001 9719

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0180043
IDENTIF. ↑ REFERENCE

96 MAY -8 PM 2:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1037720