Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #96-1184

WARRANTY DEED

BOOK 10173 PG 762

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **The Zeitlin Group,** 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 hereby transfer and convey unto **Steven S. Tarquine, and wife Paige H. Tarquine**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, Being Lot No. 51 on the Plan of East Colony at Riverbend, as of record in Plat Book 7900, Page 4, as amended in Plat Book 7900, Page 733, Register's Office for said County, and which plan reference is made for a more complete description.

Being the same property conveyed to The Zeitlin Group by deed from East Colony at Riverbend of record in Book 10013 Page 739, 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.

0221384
IDENTIF. & REFERENCE

96 SEP -4 PM 4:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

4327 09/04 0101 03CHECK 671.25

This is improved property, known as: 905 Willow Oak Court, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 29th day of August, 1996

The Zeitlin Group

By Jeffrey A. Zeitlin,
President, Jeffrey Construction Co.

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 29 day of August, 1996 (Nashville)

My commission expires 11/22/97

Notary Public Kenneth M. Ballew

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$178,985.00**.

Paige H Tarquine
Affiant

Sworn and subscribed before me on this the 29th day of August, 1996.

Notary Public

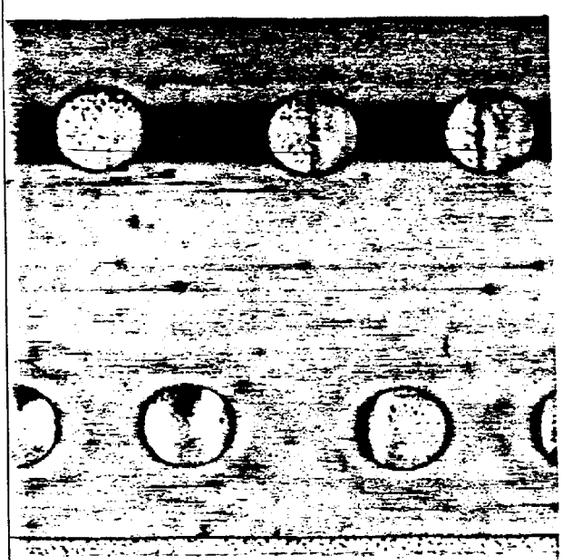
My Commission Expires: 11-22-97

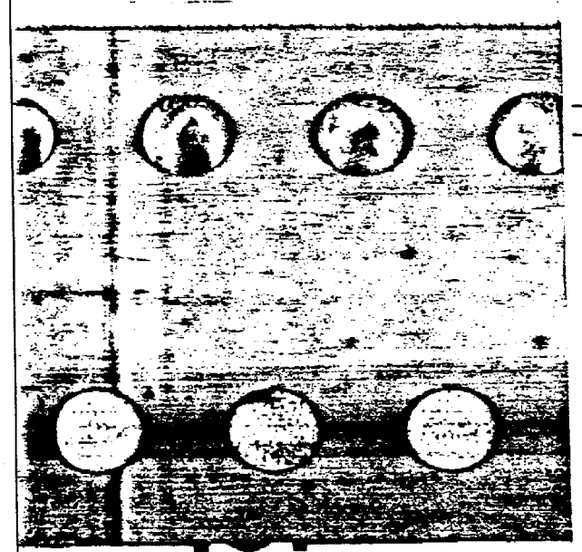
NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Steven S. Tarquine	Nashville Bank of Commerce	156-1-C-51CO
905 Willow Oak Ct.	221 Fourth Avenue North	
Nashville, TN 37221	Nashville, TN 37219	

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE





RECEIVED OF _____

FOR _____

BOOK 10178 PG 764

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 178985.00
				CON TX 662.25
				PRFEE 1.00
				WDEED 8.00
				TOTAL 671.25
				CHECK 671.25
09/04/96		01		16:05 0001 4327

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0221384
IDENTIF. ↑ REFERENCE

96 SEP -4 PM 4:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1026830