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

39-B
File #97-1016

WARRANTY DEED

BOOK 10365 PG 822

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 comprised 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 **Michael C. Mattingly, and wife Cheryl C. Mattingly**, 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. 50 on the Plan of East Colony at Riverbend, of record in Book 7900, Page 4, and as amended in Book 7900, Page 733, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to The Zeitlin Company by deed of record in Book 9955, Page 162, RODC.

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

This is improved property, known as: 909 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 28th day of February, 1997.

The Zeitlin Group

By: Jeffrey Construction Company
Jeffrey A. Zeitlin, President

1807 03/03 0101 03/03/97 07:27

BOOK 10365 PG 823

State of Tennessee)
County of Davidson)

On this the 28th day of February, 1997, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Jeffrey A. Zeitlin, President of Jeffrey Construction Company, a Joint Venturer of the Zeitlin Group, a Joint Venture**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 11-22-97

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$169,900.00**.

Affiant

Sworn and subscribed before me on this the 28th day of February, 1997.

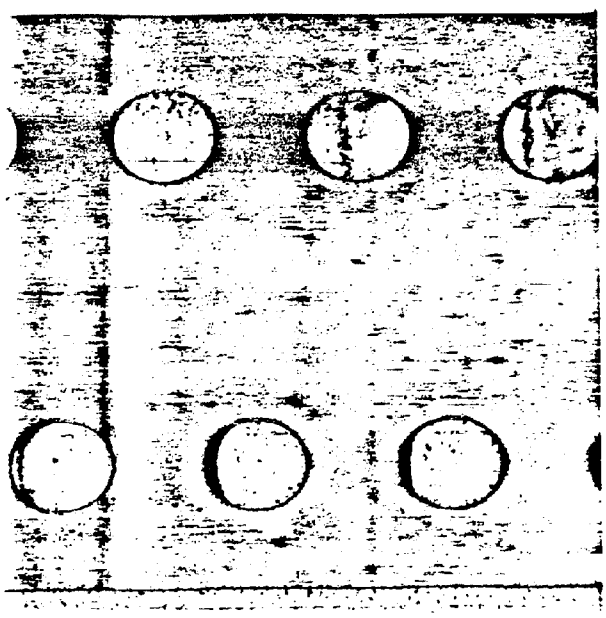
Notary Public

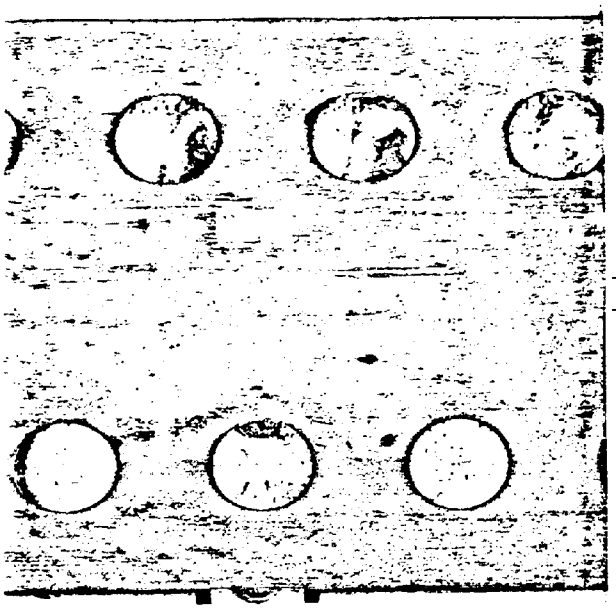
My Commission Expires: 11-22-97

97 MAR -3 PM 1:28
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0278069

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Michael C. Mattingly 909 Willow Oak Court Nashville, TN 37221	First Republic Mortgage Corp. 3212 West End Avenue, S-500 Nashville, TN 37203	156-1-C-50CO





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

RECEIVED OF _____

FOR _____ BOOK 10365 PG 821

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	169900.00		
	CON TX		628.63	
	PRFEE		1.00	
	MAMT		8.00	
	ERR	CO		
	MAMT		8.00-	
	WDEED		8.00	
	TOTAL		637.63	
	CHECK		637.63	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 180

0278069
IDENTIF. ↑ REFERENCE

97 MAR -3 PM 1:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1121704