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

39-B
File #97-1017

BOOK 10399 PG 693

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 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 **Hattie J. DeWalt, unmarried**, 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. 27 on the Plan of East Colony at Riverbend, of record in Book 7900, Page 4, 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 part of the same property conveyed to The Zeitlin Group by deed of record in Book 9746, page 922, RODC.

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

IDENTIF. & REFERENCE
02894 05

97 APR -1 PM 3:49

FELIX E. DUDLEY, REGISTER
DAVIDSON COUNTY, TN.

This is improved property, known as: 805 East Colony Place, 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 27th day of March, 1997

The Zeitlin Group

By: Jeffrey Construction Company
Jeffrey A. Zeitlin, President

State of Tennessee)
County of Davidson)

On this the 27th day of March, 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: **$154,900.00**.

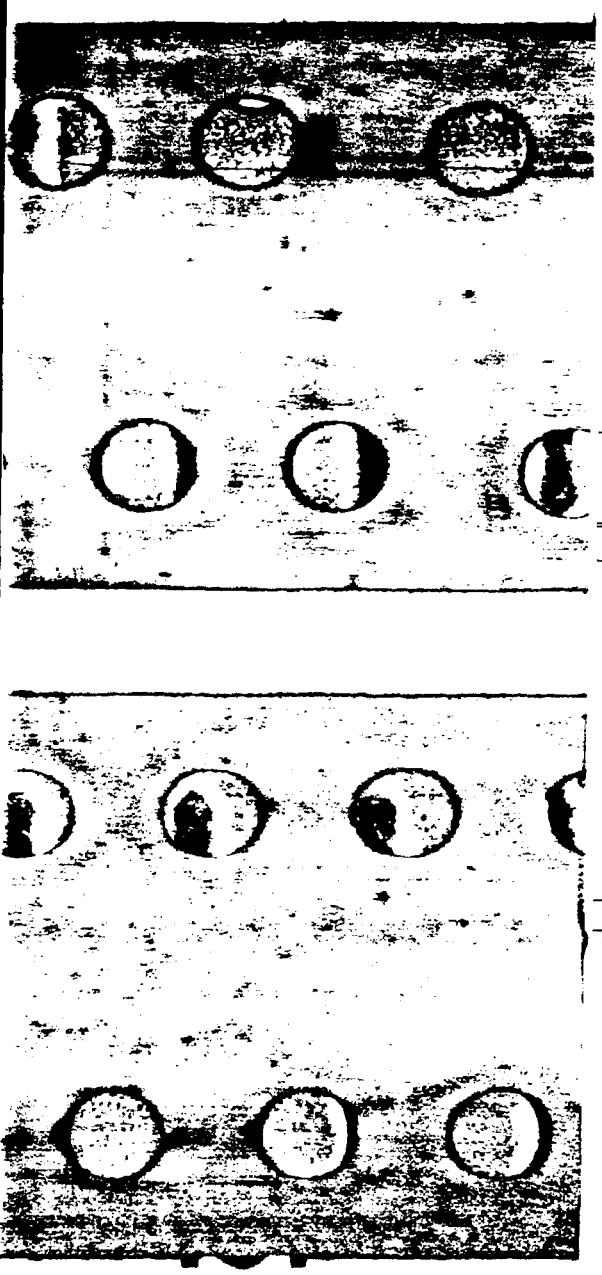
Affiant

Sworn and subscribed before me on this the 27th day of March, 1997.

Notary Public

My Commission Expires: 11-22-97

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Hattie J. DeWalt	First Republic Mortgage Corp.	156-1-C-27CO
805 East Colony Place	3212 West End Avenue, S-500	
Nashville, TN 37221	Nashville, TN 37203	



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

RECEIVED OF _____

FOR _____

BOOK 10399 PG 695

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
154900.00
CON TX 573.13
PRFEE 1.00
WDEED 8.00
TOTAL 582.13
CHECK 582.13

04/01/97 01 15:50 0001 3911

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0289405
IDENTIF. ↑ REFERENCE

97 APR -1 PM 3:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1134182