PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.
NASHVILLE, TN 37203

64-50-B
JA

This Instrument Was Prepared By:
George E. Mudter, Jr., Esq.
2000 Richard Jones Road, Suite 110
Nashville, Tennessee 37215

BOOK 11074 PAGE 995

Address New Owner(s):	Send Tax Bills to	Map: 116-2-B
Mr. and Mrs. R. Walter Hale, III	(same)	Parcel: 9
2050 Fransworth Drive		
Nashville, TN 37205		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, MARTIN CONSTRUCTION COMPANY, A TENNESSEE CORPORATION, D/B/A ZEITLIN CUSTOM BUILDERS, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to R. WALTER HALE, III and wife, FAYE ALLEN HALE, ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2050 Fransworth Drive, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, their heirs and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, their heirs and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of August, 1998.

98 AUG 20 AM 11:30

REGISTER
DAVIDSON COUNTY, TN.

04775 51

IDENTIFICATION REFERENCE

MARTIN CONSTRUCTION COMPANY, a Tennessee corporation d/b/a ZEITLIN CUSTOM BUILDERS

By: _____
Martin L. Zeitlin, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Martin L. Zeitlin, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 13th day of August, 1998.

_____
Notary Public

My Commission Expires: 9/23/2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,050,000.00 ~~$1,000,050.00~~ mc2

_____
Affiant

Subscribed and sworn to before me, this 13th day of August, 1998.

_____
Notary Public

My Commission Expires: 9/23/2000

Exhibit "A" BOOK 11074 PAGE 997

Land in Davidson County, Tennessee, being Lot No. 13 on the Final Plat of Hill Place Subdivision, as of record in Book 7900, page 913 and pages 923-932 (at page 925) as amended by Surveyor's Certificate of Correction of record in Book 9854, page 235, Book 10058, page 112, Book 10270, page 38 and revised in Book 9700, pages 190 and 191, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Martin Construction Company, a Tennessee corporation d/b/a Zeitlin Custom Builders by Quitclaim Deed from The Zeitlin Group, a Tennessee joint venture composed of Jeffrey Construction Company and Martin Construction Company, Tennessee corporations, of record in Book 10489, page 754, Register's Office for Davidson County, Tennessee.

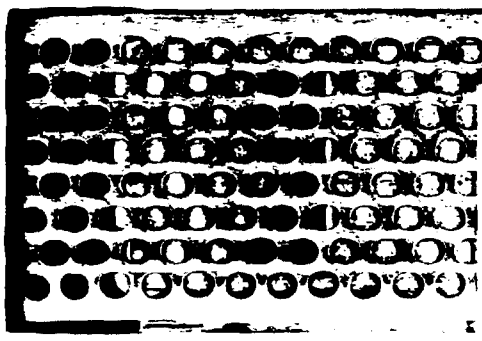
Exhibit "B"

1. 1998 Real Property Taxes which have been prorated and assumed by Grantee.

2. All matters appearing on the Plan of record in Book 7900, page 913 and pages 923-932 (at page 925) and Book 9700, pages 190 and 191, Register's Office for Davidson County, Tennessee.

3. Declaration of Protective Covenants, Conditions & Restrictions for Hill Place as of record in Book 9645, page 85, as amended in Book 9658, page 19, second amendment in Book 10872, page 520, and the By-Laws appended thereto, of record in Book 9645, page 111, Register's Office for Davidson County, Tennessee.

4. Surveyor's Certificate of Correction of record in Book 9854, page 235; Book 10058, page 112, and Book 10270, page 38, Register's Office for Davidson County, Tennessee.



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

RECEIVED OF _____

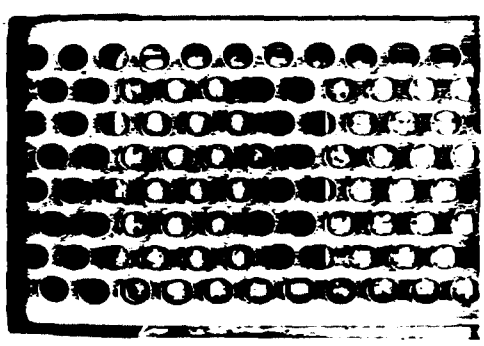
FOR _____

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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

DAMT
105000.00
CON TX 385.00
PRFEE
WDEED 10.00
CFEE 2.00
TOTAL 397.00
CHECK 397.00
11:30 0001



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0477551
IDENTIF. & REFERENCE
98 AUG 20 AM 11:30
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1335260