BOX 15

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 71,500.00

Andreas Albert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF November, 19 89

Lee E. Cranford
Notary Public

MY COMMISSION EXPIRES November 21, 1992
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lee E. Cranford, Attorney P. O. Box 150349, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Andreas Albert (NAME)	BarclaysAmerican/Mortgage (NAME)	Map 104-1
136 40th. Avenue North (STREET ADDRESS OR ROUTE NUMBER)	5032 Parkway Plaza Blvd., Bldg 8 (STREET ADDRESS)	Parcel 179
Nashville, TN 37209 (CITY) (STATE) (P O ZIP)	Charlotte, North Carolina 28217 (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, Bruce J. Borgerson and wife, Dorita Borgerson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andreas Albert, unmarried

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

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lots Nos 40 and 41 on the Map of West Grove Subdivision, as of record in Book 421, page 109, Register's Office for Davidson County, Tennessee.

Said Lots Nos 40 and 41 adjoin and fronts together 100 feet on the easterly side of 40th Avenue, North and extend back between parallel lines, along the southerly margin of Utah Avenue, formerly Lot No. 42, 160 feet to an alley in the rear.

Being the same property conveyed to Bruce J. Borgerson by deed from Ronald Fortenberry and wife, Elizabeth Fortenberry of record in Book 7318, page 441, Register's Office for Davidson County, Tennessee.

85093

IDENTIF. REFERENCE

Nov 28 3 40 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

This is unimproved ( ) improved (XX) property, known as 136 40th. Avenue North, Nashville, TN 37209
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 their hand s this 27th day of November, 1989

Bruce J. Borgerson

Dorita Borgerson

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Lee E. Cranford, a Notary Public in and for said County and State, the within named Bruce J. Borgerson and wife, Dorita Borgerson

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of November, 1989.

Commission expires November 21, 1992

Lee E. Cranford
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ (his oath) (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such, _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

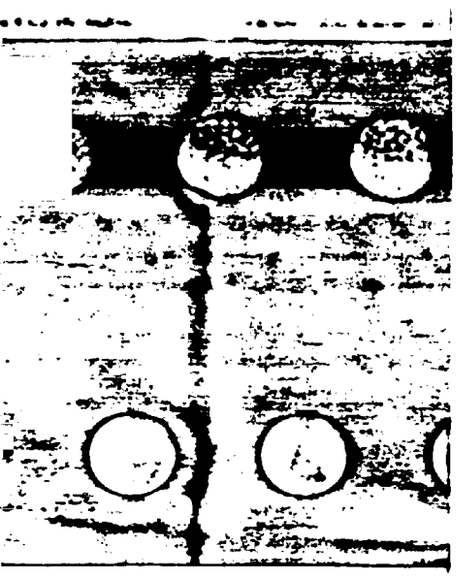
WARRANTY DEED

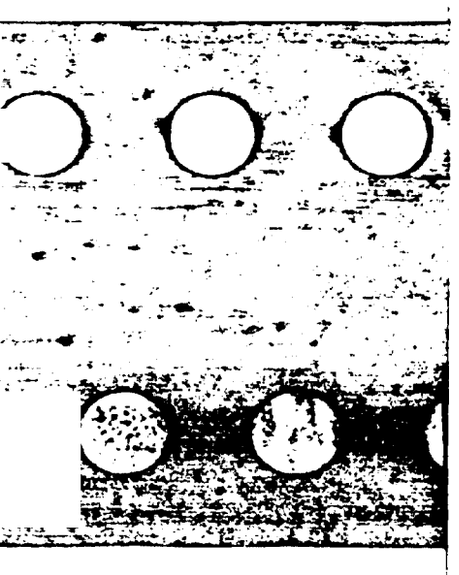
FROM
Bruce J. Borgerson and wife,
Dorita Borgerson

TO
Andreas Albert, unmarried

Compliments of
Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 259-2290

8021 11/28 0101 03CHECK 242.95





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 71500.00
				CON TX 235.95
				PRFEE 1.00
				MDEED 6.00
				TOTAL 242.95
				CHECK 242.95
			11/28/89 01	15:38 0001 8021

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8509 3

IDENTIF. REFERENCE

Nov 28 3 40 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 270813