THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***62,500.00.

Affiant

Subscribed and sworn to before me this 29 day of January, 1994.

Notary Public

My Commission Expires: 1-22-94

94 JAN -6 AM 10:50
FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

04873
IDENTIF. & REFERENCE

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
MICHAEL E. MURAWSKI and STEPHEN P. KOVNOSKY 1805 Lillian Street Nashville, TN 37206	SAME	MAP 83-14 PARCEL 219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY TWO THOUSAND FIVE HUNDRED AND 00/100 ($***62,500.00) DOLLARS,

(a) of which EIGHT THOUSAND AND 00/100 ($***8,000.00) DOLLARS have been paid in cash by the hereinafter named Grantees, the receipt of which the Grantors hereby acknowledge, and

(b) for the balance of FIFTY FOUR THOUSAND FIVE HUNDRED AND 00/100 ($***54,500.00) DOLLARS, the Grantees herein have this day executed a Deed of Trust Note payable to Grantors with an interest rate of Seven and One-Half percent (***7.500%) payable in monthly installments of $***650.00 with a principal payment in the amount of $***2,000.00 due January 1, 1995 and the balance of any unpaid principal and accrued interest due and payable on January 1, 1999.

We, **M. JEAN HEMMER and husband, CHARLES B. HEMMER,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **MICHAEL E. MURAWSKI and STEPHEN P. KOVNESKY, both unmarried, as joint tenants with right of survivorship,** 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:

BEING the west 15.0 feet of Lot No. 82 and the east 25.0 feet of Lot No. 83 on the Plan of Edgefield Land Company's First Subdivision of record in Book 57, page 130, Register's Office for Davidson County, Tennessee.

SAID parts of said lots adjoin and front together 40.0 feet on the northerly margin of Lillian Avenue and extend back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to M. Jean Hemmer and husband, Charles B. Hemmer, by deed from Charles E. Evans and wife, Jo H. Evans, of record in Book 9083, page 334, Register's Office for Davidson County, Tennessee.

This is improved property known as 1805 Lillian Street, Nashville, Tennessee 37206.

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.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated and assumed by Grantees.

2. Matters shown on the Plan of Edgefield Land Company's First Subdivison, of record in Book 57, page 130, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 6th day of January, 1994.

M. JEAN HEMMER

CHARLES B. HEMMER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named M. JEAN HEMMER and CHARLES B. HEMMER 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.

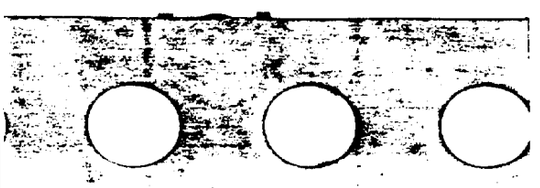
Witness my hand and official seal this 6th day of January, 1994.

Notary Public

My Commission Expires:

2-3-94

6725 01/06 0101 03CHECK 240.25



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

RECEIVED OF _____

FOR _____

BOOK 9212 PAGE 906

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 62500.00
				CON TX 231.25
				PRFEE 1.00
				WDEED 8.00
				TOTAL 240.25
				CHECK 240.25
01/06/94	01			10:49 0001 6725

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94 JAN -6 AM 10:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

04873
IDENTIF. ↑ REFERENCE

No. 742746