#12360 File Box 38 First Title and Escrow Co., Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY BOOK 9303 PAGE 353

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
PETER J. ZABASKI (NAME)	SOUTHTRUST MORTGAGE CORPORATION (NAME)	Map 116-6
109 Belle Meade Boulevard (STREET ADDRESS OR ROUTE NUMBER)	100 Brookwood Place, Ste. 300 (STREET ADDRESS)	Parcel 11
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35209 (CITY) (STATE) (ZIP)	FB BM4675

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, MICHAEL SPALDING, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PETER J. ZABASKI AND WIFE, MARIANNE DALE ZABASKI

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

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, described according to a July 21, 1981 survey by John B. Kohl, Tennessee Registered Land Surveyor No. 100, as follows:

BEGINNING at a point in the westerly margin of Belle Meade Boulevard at the southeasterly corner of the property conveyed to William F. Earthman, Jr., of record in Book 5553, page 521, said Register's Office, said point also being the northeasterly corner of the herein described tract of land; thence, with said westerly margin, S. 6 deg. 15 min E 330 feet to the northeasterly corner of the property conveyed to Julia Malone Trabue, of record in Book 1081, page 657, said Register's Office; thence leaving the westerly margin of said Boulevard with Trabue's northerly line, S 84 deg. 30 min. W 320 feet to the easterly line of another tract of land conveyed to Julia Malone Trabue, of record in Book 1108, page 97, said Register's Office; thence with Trabue's easterly line, N 29 deg. 30 min. W 155.7 feet to Earthman's southwesterly corner; thence with Earthman's southerly line, N 63 deg. 19 min E 377.4 feet and N 22 deg* E 58 feet to the point of beginning, containing 1.83 acres, more or less. *24 min.

Being the same property conveyed to Michael Spalding and wife, Rita Spalding by deed from H. Newton Lovvorn, Jr. and wife, Janice R. Lovvorn of record in Book 7563, page 474, said Register's Office. Michael Spalding and Rita Spalding having since been divorced by final decree in the Fourth Circuit Court for Davidson County, Tennessee. Rita Spalding has subsequently covneyed her interest in said property to Michael Spalding by Quitclaim Deed of record in Book 8482, page 930, Register's Office for Davison County, Tennessee.

This conveyance is made subject to: (1) 1994 Taxes which have been prorated and assumed by the Grantees; (2) Easement of record in Book 5818, page 835; and (3) All matters appearing of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 109 Belle Meade Boulevard, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 1st day of April, 19 94

Michael J Spalding
MICHAEL SPALDING

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9303 PAGE 354

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL SPALDING with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 1st day of April, 19 94.

My commission expires 11/20/96 Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ 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 _____ day of _____, 19____.

My commission expires _____ Notary Public _____

35910
IDENTIF. # REFERENCE

94 APR -6 AM 10:03

0583 04/06 0101 03CHECK 2876.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 775,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF April 19 94

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM
MICHAEL SPALDING

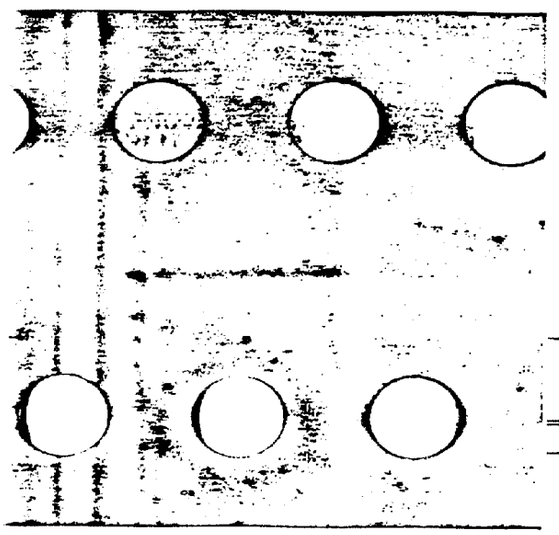
TO
PETER J. ZABASKI AND WIFE,
MARIANNE DALE ZABASKI

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

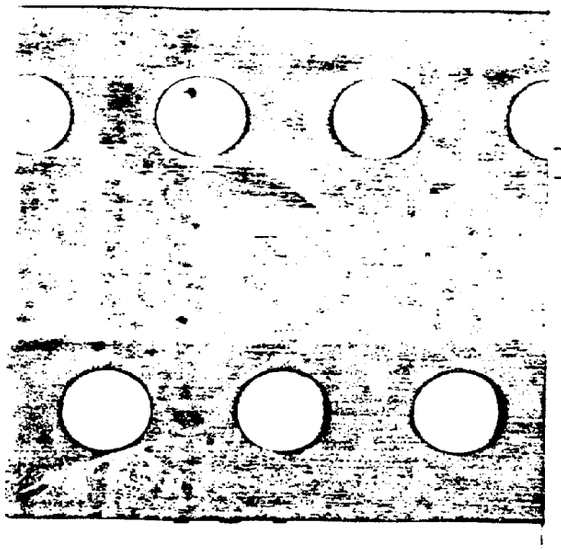
FOR _____

BOOK 9303 PAGE 355

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
				775000.00
				CON TX 2867.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 2876.50
				CHECK 2876.50
			04/06/94	01 10:05 0001 0583

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



35910
IDENTIF. ↑ REFERENCE

94 APR -6 AM 10:03

REGISTER
DAVIDSON COUNTY, TN.

No. 775830