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THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

PAUL G. SLIVKA
2008 BENJAMIN STREET
NASHVILLE, TN 37206

MAP/PARCEL NUMBER:

MAP 83-6, PARCEL 167

SEND TAX BILLS TO:

FIRST UNION MORTGAGE CORPORATION
755 CROSSOVER LANE
SUITE 140
MEMPHIS, TN 38117

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$54,900.00

AFFIANT

Subscribed and sworn to me, this the 22ND day of APRIL, 1994.

Notary Public
My commission expires: 5-11-96

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, GINGER H. BOATWRIGHT KUHN, A MARRIED WOMAN, formerly GINGER H. BOATWRIGHT, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said PAUL G. SLIVKA, UNMARRIED, hereinafter referred to as GRANTEE, HIS successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 2008 BENJAMIN STREET, NASHVILLE, TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HIS successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a

good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEE, HIS successors, heirs and assigns, against the lawful claims of all persons.

CLAYBURN CALVERT KUHN, JR., husband of GINGER H. BOATWRIGHT KUHN, the Grantor herein, joins in this conveyance for the sole purpose of conveying any right, title and interest he may have in and to the property describe herein, marital or otherwise.

WITNESS our hands this 22ND day of APRIL, 1994.

Ginger H. Boatwright Kuhn
GINGER H. BOATWRIGHT KUHN

Clayburn Calvert Kuhn Jr.
CLAYBURN CALVERT KUHN, JR.

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GINGER H. BOATWRIGHT KUHN AND HUSBAND, CLAYBURN CALVERT KUHN, JR., the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 22ND day of APRIL, 1994.

Denise A. Allen
notary public

My commission expires: 5-11-96

DENISE A. ALLEN NOTARY PUBLIC TENNESSEE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT 'A'

Land in Davidson County, Tennessee, being the west half of Lot No. 2 on the Map of Sneed and Hamilton's Resubdivision in the First Subidivision of Brownsville as of record in Book 161, page 149, Register's Office for said County, described as follows:

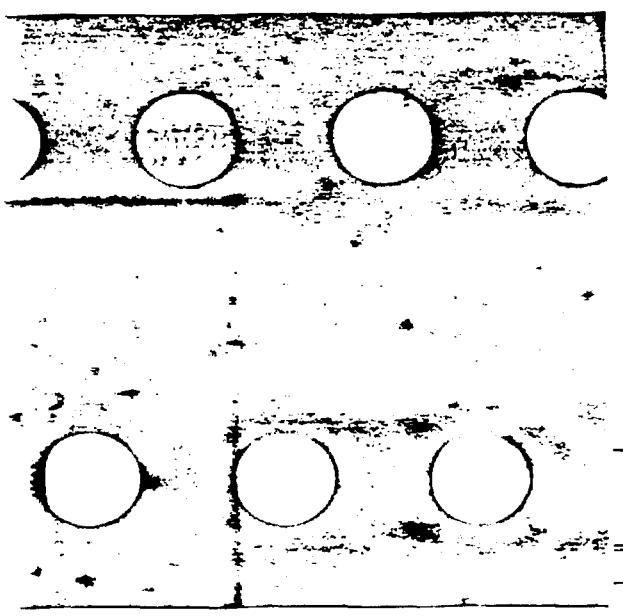
Said west half of Lot No. 2 fronts 50 feet on the south side of Benjamin Avenue, formerly Locke Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ginger H. Boatwright by Warranty Deed from Jackie Raymond Jones and wife, Nora Anne Jones, of record in Book 5631, page 579, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1994 and all future years.

2. All matters set forth on Plan of record in Book 161, page 149, said Register's Office, including all setback lines, easements, etc., as may be shown thereon.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

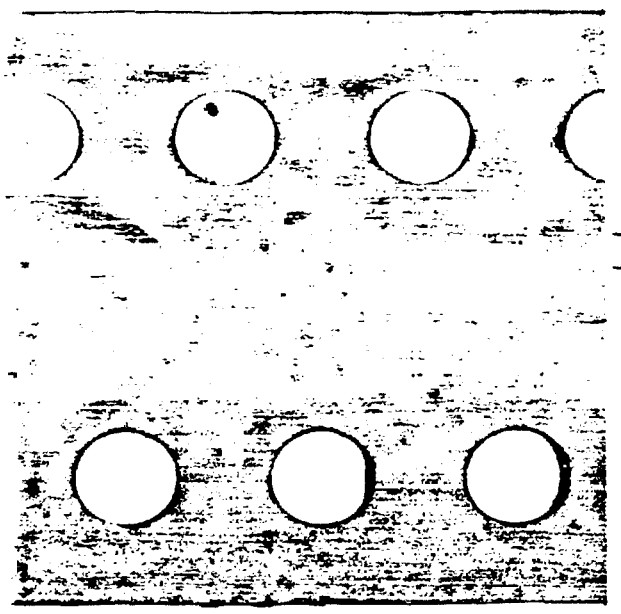
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FOR _____

BOOK 9328 PAGE 321

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



MAMT 54900.00
ERR CO
MAMT 54900.00-
CAMT 54900.00
CON TX 203.13
PRFEE 1.00
WDEED 12.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 216.13

CHECK 216.13

04/29/94 01 15:27 0001 0100

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IDENTIF. & REFERENCE

94 APR 29 PM 3:25

FELIX Z. WILSON, REGISTER
DAVIDSON CO., TENN.

No. 785202