THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is treater, for this transfer is $***143,000.00.

Affiant

Subscribed and sworn to before me this 27th day of May, 1994.

Notary Public

My Commission Expires: 11/22/97

55327
IDENTIF. ← REFERENCE

94 MAY 31 AM 11:17
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ADDRESS OF NEW OWNER
Alexander D. Borowsky
Kristin L. Borowsky
214 Fairfax Avenue
Nashville, Tennessee 37212

SEND TAX BILLS TO
NationsBanc Mortgage Corporation
P.O. Box 105076
Atlant, GA 30348-5076

MAP & PARCEL NOS.
Map 104-6
Parcel 89

WARRANTY DEED

1781 05/31 0101 03CHECK 538.10

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY THREE THOUSAND AND 00/100 ($***143,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, MICHAEL J. HOWARD, unmarried, and MARTIN D. HOWARD, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ALEXANDER D. BOROWSKY* and wife, KRISTIN L. BOROWSKY, 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: *M.D.

BEING Lot No. 65 on the Plan of Bransford Realty Company's West End Heights, of record in Book 332, page 125, Register's Office for Davidson County, Tennessee.

SAID Lot No. 65 fronts 70.0 feet, more or less, on the east side of Fairfax Avenue and extends back 202.5 feet, more or less, on the north line and 205.0 feet, more or less, on the south line, to an alley in the rear on which it measures 45.0 feet, more or less.

BEING the same property conveyed to Michael J. Howard, unmarried, and Martin D. Howard, married, by deed from David L. Fly, married, of record in Book 8584, page 240, Register's Office for Davidson County, Tennessee.

CYNTHIA HOWARD, spouse of Martin D. Howard, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 214 Fairfax Avenue, Nashville, Tennessee 37212.

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.

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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 by the parties and assumed by Grantees.

2. Matters shown on the Plan of Bransford Realty Company's West End Heights, of record in Book 332, page 125, 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 27th day of May, 1994.

Cynthia A. Howard

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 MICHAEL J. HOWARD, MARTIN D. HOWARD and CYNTHIA HOWARD, 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.

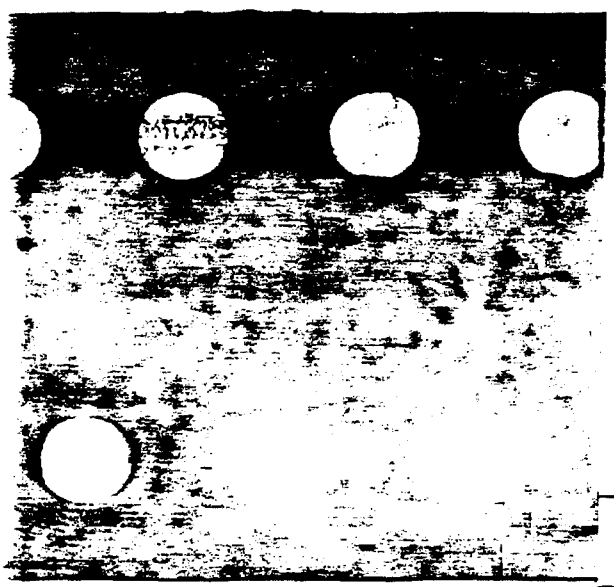
Witness my hand and official seal this 27th day of May, 1994.

Notary Public

My Commission Expires:

11-22-97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.



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

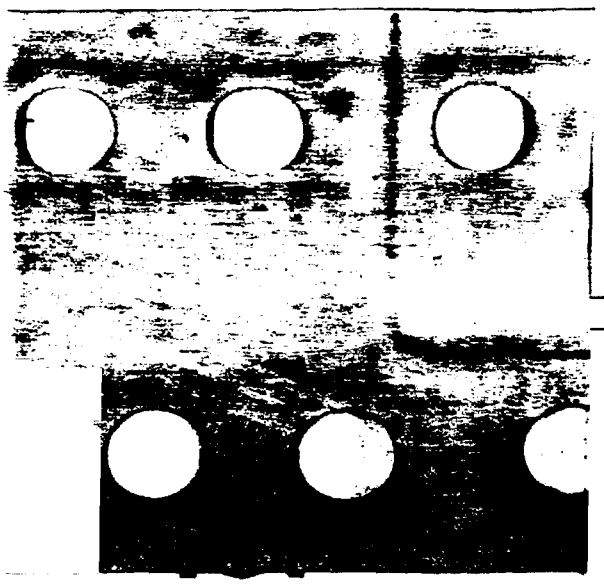
RECEIVED OF _____

FOR _____

BOOK 9360 PAGE 597

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 143000.00
CON TX 529.10
PRFEE 1.00
WDEED 8.00
TOTAL 538.10
CHECK 538.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/31/94 01 11:17 0001 1781

55327
IDENTIF. ◆ REFERENCE

94 MAY 31 AM 11:17

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 796746