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 greater, for this transfer is $***135,000.00.

Affiant

Subscribed and sworn to before me this 17 day of February, 1995.

Notary Public

My Commission Expires: 11.22.97

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
ALEXANDER E. KONDRACKI RAQUEL M. KONDRACKI 4032 Outer Drive Nashville, Tennessee 37204	PRUDENTIAL HOME MORTGAGE COMPANY	MAP 132-1 PARCEL 142

3573 02/17 0101 DCHECK 308.50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THIRTY FIVE THOUSAND AND 00/100 ($***135,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, KIRK A. PORTER, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto ALEXANDER E. KONDRACKI and wife, RAQUEL M. KONDRACKI, 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 Lot No. 25 on the Plan of Rolling Meadows of record in Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Kirk A. Porter by deed from Peggy Buckingham Sutton and Graham B. Boyce, Co-Executors of the Estate of Willie Groover Binkley, deceased, of record in Book 8470, page 37, Register's Office for Davidson County, Tennessee; the said Kirk A. Porter having since married.

STEFANIE C. PORTER, spouse of Kirk A. Porter, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 4032 Outer Drive, Nashville, Tennessee 37204.

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.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has 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 Grantee.

2. Matters shown on the Plan of Rolling Meadows, of record in Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his 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 I have hereunto set my hand on this the 2nd day of February, 1995.

Kirk A. Porter

KIRK A. PORTER

Stefanie C. Porter

STEFANIE C. PORTER

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 KIRK A. PORTER and STEFANIE C. PORTER, 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 3rd day of February, 1995.

Pat McClendon

Notary Public

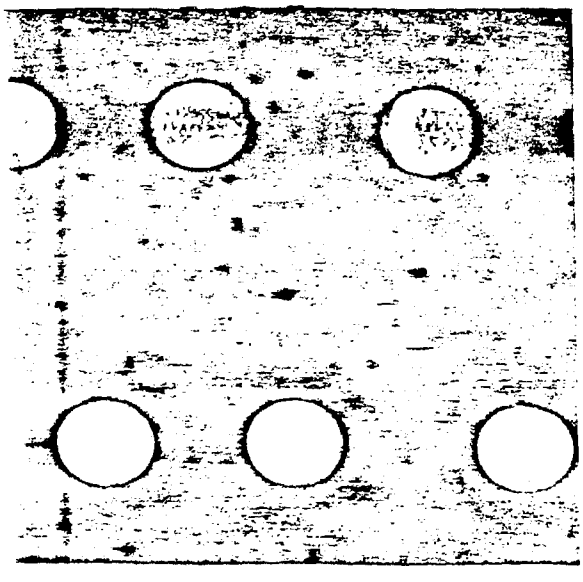
NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires:

November 28, 1998

33110
IDENTIF. & REFERENCE

95 FEB 10 AM 8:41
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

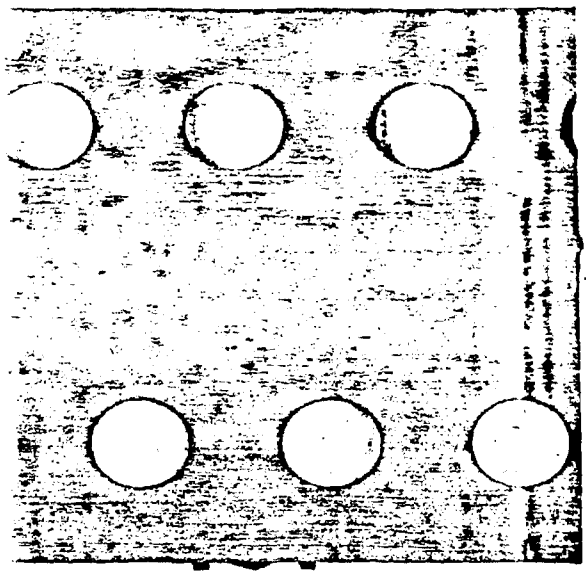
RECEIVED OF _____

FOR _____

BOOK 9592 PG 389

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
135000.00
CON TX 499.50
PRFEE 1.00
WDEED 9.00
TOTAL 508.50
CHECK 508.50
02/10/95 01 08:42 0001 0593

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33110
IDENTIF. ↑ REFERENCE

95 FEB 10 AM 8:41
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 880315