BK/ 10311 PG 960

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 42,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF December 19 96

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ursula M. Mitchell, Trustee (NAME)	Ursula M. Mitchell, Trustee (NAME)	83-13-380
122 South 16th Street (ADDRESS)	9950-62 Terrace North, Ste 218 (ADDRESS)	
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	St. Petersburg, FL 33708-3563 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Michael E. Murawski

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ursula M. Mitchell, Trustee

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:

Land in Davidson County, Tennessee, being the northerly 50 feet of the easterly part of Lot No. 62 in Block "G" on the Plan of the Lindsley Home Tract, as of record in Plan Book 2, page 92, Chancery Court at Nashville, TN described as follows:

Beginning on the westerly margin of South 16th Street 110 feet northerly from the northerly margin of Russell Street, being Robert Parson's northeast corner; thence with the westerly margin of South 16 Street, northerly 50 feet to the southerly margin of an alley; thence with the southerly margin of said alley, westerly 62.1 feet to a point 5 feet easterly from the corner of Lots Nos. 61 and 62; thence southerly parallel with the line between said two lots, 50 feet to said Parsons's northwest corner; thence with his northerly line, easterly 62.1 feet, more or less to the beginning.

Being the same property conveyed to Michael E. Murawski by deed from Zinta R. Dundurs of record in Book 9606, page 409, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6)

CONTINUED

This is unimproved ( ) improved (X) property, known as 122 South 16th Street, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; 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 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. 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.

Witness my hand this 31st day of December 19 96

Michael E. Murawski

BOOK 10311 PG 961

STATE OF TENNESSEE
COUNTY OF ★ WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael E. Murawski

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 31st day of December 19 96.

Commission expires 12/6/99

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUED

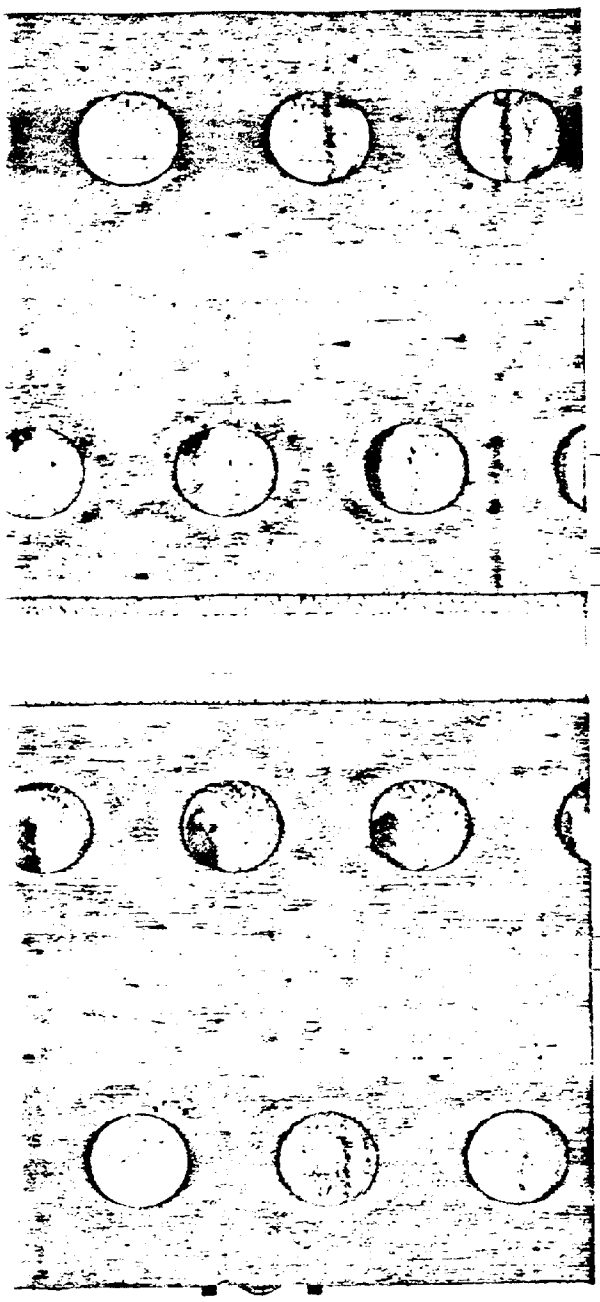
All applicable governmental and zoning regulations.

This conveyance is further subject to a lien of a deed of trust of record in Book 9263, Page 261, as assigned in Book 9959, Page 261 and Deed of Trust of record in Book 9263, Page 266, as assigned in Book 9959, Page 66, and Deed of Trust of record in Book 9954, Page 307, Register's Office for Davidson County, Tennessee, in the original sums of $23,500.00, $3,000.00 and $15,000.00, respectively, which the Grantee hereby assumes and agrees to pay by accepting delivery hereof.

97 JAN -6 PM 12:41
DAVIDSON COUNTY, TN.

0261854
IDENTIFICATION REFERENCE

2384 01/06 0101 03CHECK 164.4



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10311 PG 962

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	42000.00
			CON TX	155.40
			PRFEE	1.00
			WDEED	8.00
			TOTAL	164.40
			CHECK	164.40
01/06/97	01		12:42 0001	2384

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0261854
IDENTIFICATION REFERENCE

97 JAN -6 PM 12:41

REGISTER
DAVIDSON COUNTY, TN.

No. 1104925