273

[ADDRESS NEW OWNER:]	SEND TAX BILL TO:]	MAP-PARCEL NOS.]
[Douglas D. Borkosky]	SouthTrust Mortgage Corporation]	MAP and PARCEL]
[Karen Borkosky]	Attn: Tax Dept.]	]
[345 Bart Drive]	100 Brookwood Place, Suite 300]	162-3 141]
[Antioch, TN 37013]	Birmingham, AL 35209]	]

[This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law]
[P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)]

WARRANTY DEED

BOOK 10397 PG 475

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **George C. Luken, Jr. and Johnnie A. Luken, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Douglas D. Borkosky and Karen Borkosky, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 156 on the Plan of Antioch Park, Section 5, as of record in Book 4460, Page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to George C. Luken, Jr., and wife, Johnnie A. Luken, by deed from Steven W. Boyd and wife, Kathleen J. Boyd, of record in Book 6241, Page 207, said Register's Office.

This is property with a common address of 345 Bart Drive, Antioch, TN 37013.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property Taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of record in Book 4460, Page 58, said Register's Office, and all matters therein; 3) Restrictive Covenants of record in Book 4562, Page 949, said Register's Office.

[**STATE OF TENNESSEE**]
[**COUNTY OF WILLIAMSON**]
[The actual consideration or value, whichever is greater for this]
[transfer is $78,500.00]
[Douglas D Borkosky]
[Affiant]
[Subscribed and sworn before me this 26th day of March, 1997.]
[ ]
[My Commission Expires: 5/23/98 Notary Public]

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

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

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And Grantors do covenant with the said Grantees that Grantors 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 set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **26th** day of **March, 1997**.

George C. Luken, Jr.

Johnnie A. Luken

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **George C. Luken, Jr. and Johnnie A. Luken, husband and wife** , with whom I am personally acquainted, or who 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 at **Nashville,**, Tennessee, this **26th** day of **March, 1997**.

Notary Public
My Commission Expires: 5/13/97

File No. 9703-038

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

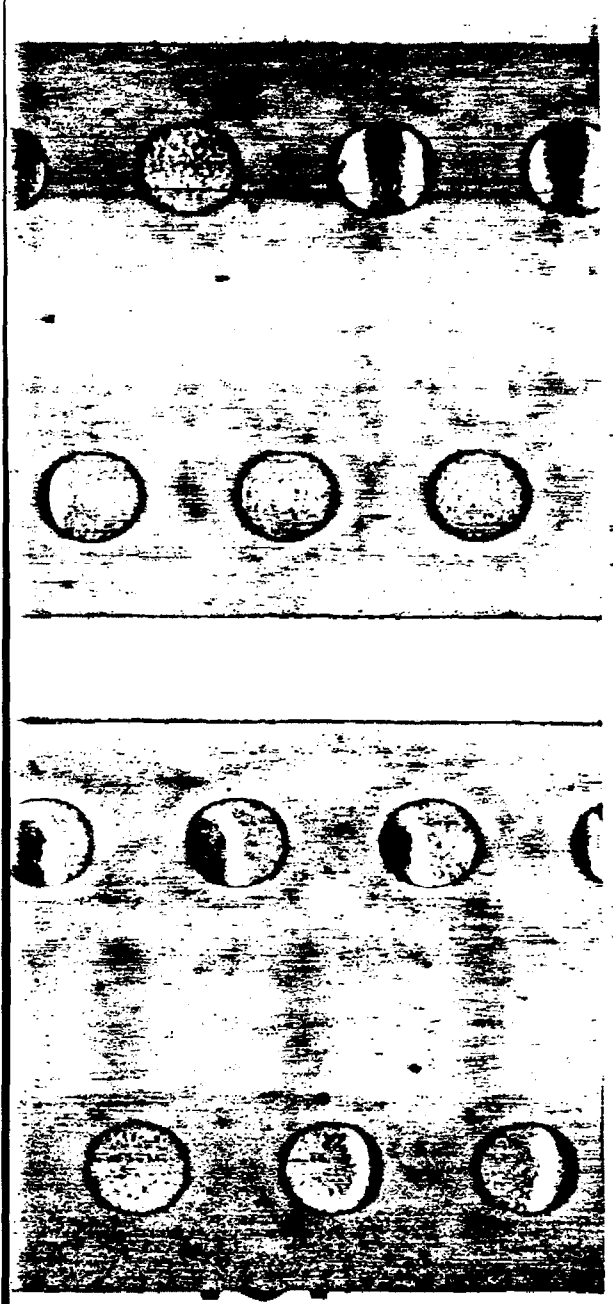
T341 04/01 0101 02CHECK 22.00

97 APR -1 AM 8:42

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

02888411

IDENTIF. # REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10397 PG 477

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 78500.00
CON TX 290.45
PRFEE 1.00
WDEED 8.00
TOTAL 299.45
CHECK 299.45

04/01/97 01 08:40 0001 3341

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0288841
IDENTIF. ↑ REFERENCE

97 APR -1 AM 8:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY. TN.

No.1133614