150x36

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-8985

BOOK 10399 PG 471

WARRANTY DEED

Name and Address of New Owner:
Michael G. Borum
Ann C. Borum
625 Fogg Street
Nashville TN 37203

Send Tax Bills To:

New Owner

Street Address of Subject Property:	**Map Parcel**
625 Fogg Street	**93-14-331**
Nashville, TN 37203	**93-14-333**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **EDWARD QUINN WARNER AND WIFE, BETTY SUE WARNER** hereinafter called **"GRANTORS"**, have bargained and sold, and by these presents do transfer and convey unto **MICHAEL G. BORUM AND WIFE, ANN C. BORUM**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE SCHEDULE ATTACHED HERETO.

The conveyance of the above described parcel of land is subject to the following:

1. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

2. 1997 taxes, which have been prorated and assumed by Grantees.

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 GRANTORS do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, theirs heirs and assigns 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 our hands this 31st day of March, 1997.

Edward Quinn Warner
Edward Q. Warner

Betty Sue Warner
Betty Sue Warner

0289353
IDENTIF. & REFERENCE

97 APR -1 PM 3:11
REGISTER
DAVIDSON COUNTY, TN.

3359 04/01 01:1

STATE TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Edward Q. Warner and wife, Betty Sue Warner, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 31st day of March, 1997.

Notary Public

My commission expires:

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater for this transfer is $500,000.00.

Affiant

Subscribed and sworn to before me,
this the 31 day of March, 1997.

Notary Public

My commission expires:

Land in Davidson County, Tennessee, described as follows:

TRACT NO. 1:

Being Lots Nos. 30, 31, 32, 33 and 34 on the Plan of Ewing, Wetmore and Other's Addition to South Nashville, of record in Book 14, pages 202 and 203, Register's Office for Davidson County, Tennessee.

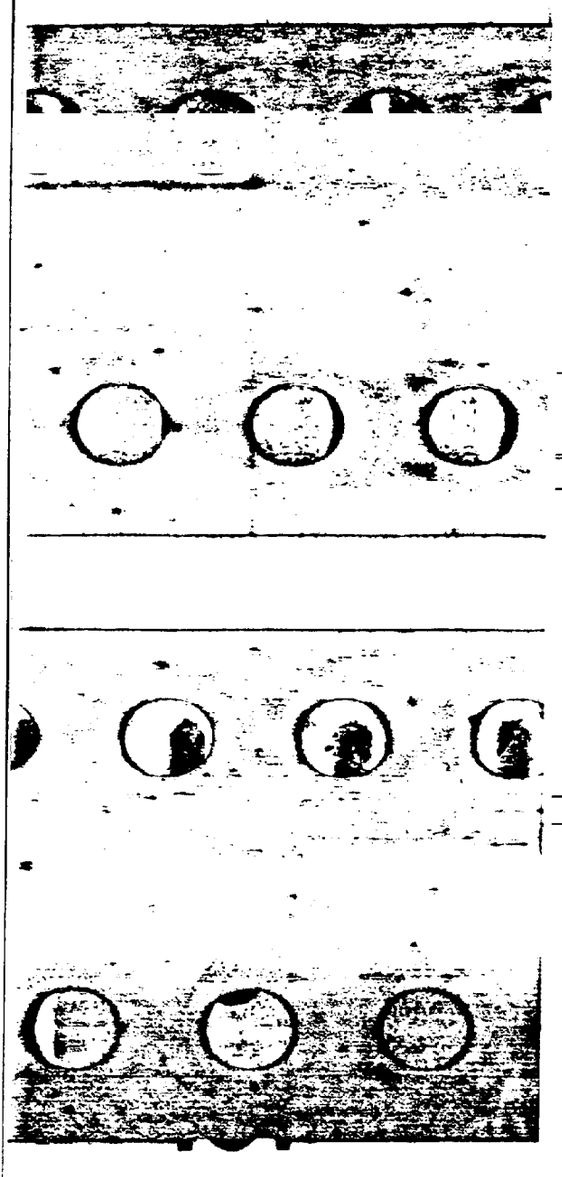
Said Lots Nos. 30, 31, 32 and 33 front together 130 feet on the westerly side of Ewing Avenue and run back between parallel lines 130 feet to an alley, the northerly line of said property running back with the southerly margin of Fogg Street and the southerly line of said property running back with the northerly margin of an alley. Said Lot No. 34 fronts 31 feet on the southerly side of Fogg Street and runs back between parallel lines with the westerly margin of an alley 130 feet to an alley in the rear.

TRACT NO. 2:

Being Lot No. 35 on the Map of O. Ewing's Addition to Nashville, of record in Book 14, pages 202 and 203, Register's Office for Davidson County, Tennessee.

Said Lot No. 35 fronts 32 feet, more or less, on the south side of Fogg Street and runs back between parallel lines 130 feet to an alley in the rear.

Being the same property conveyed to Edward Quinn Warner by Deed from Charles Paul Toney and wife, Katherine F. Toney, of record in Book 5899, page 152, Register's Office for Davidson County, Tennessee.



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

RECEIVED OF _____

FOR _____

BOOK 10399 PG 474

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
			CAHT	
				500000.00
			CON TX	1850.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	1863.00
			CHECK	1863.00
04/01/97	01		15:12 0001	3859

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0289353
IDENTIF. ↑ REFERENCE

97 APR -1 PM 3:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1134130