PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (jb) Title No: 38756
Dav. Co. File: Box 8

BOOK 10442 PG 450

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Paul L. Lefkowitz 2126 Portland Avenue Nashville, Tennessee 37212	CTX Mortgage Company P.O. Box 199000 Dallas, TX 75219-9000

TAX MAP-PARCEL NUMBERS: 104-11-E-4.00

WARRANTY DEED

7227 05/05 0101 03CHECK 358.65

FOR AND IN CONSIDERATION of the sum of **$ 94500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Andrea L. Sproat, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Paul L. Lefkowitz, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 4D of Portland Place Condominiums a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 6557, Page 261, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartments appurtenant undivided interest in the general and limited common elements of the condominium.

BEING the same property conveyed to Andrea L. Sproat by deed from Metropolitan Equities, L.P. a Tennessee limited partnership of record in Book 10209, Page 553, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 6557, Page 261, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.
This is improved property, known as: 2126 Portland 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 2nd day of May, 1997.

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Andrea L. Sproat

Andrea L. Sproat

State of Tennessee
County of Davidson

On this 2nd day of May, 1997, before me the undersigned authority, personally appeared **Andrea L. Sproat**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.
My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 94500.00

Paul L. Lefkowitz
Affiant

Sworn and subscribed before me on the 2nd day of May, 1997.

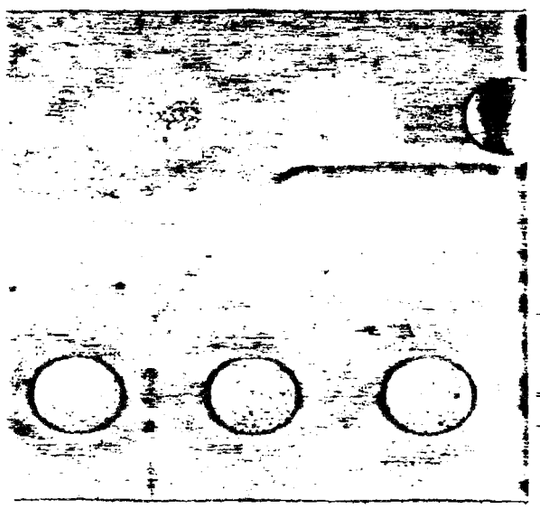
My Commission Expires: _____

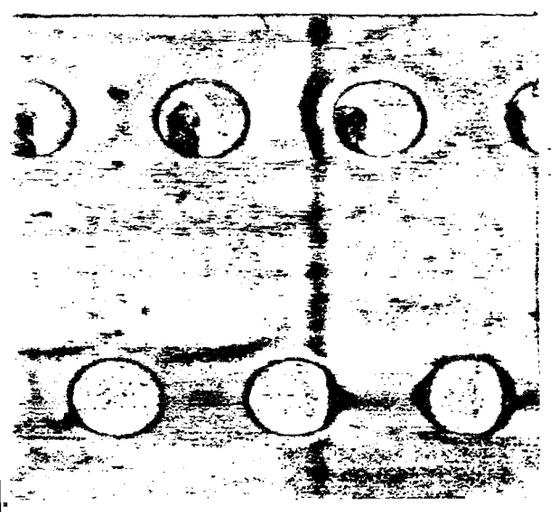
CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.
My Commission Expires 9/18/99

Notary Public

97 MAY -5 PM 2:12
[illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
030174





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

RECEIVED OF _____

FOR _____

BOOK 10442 PG 452

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	94500.00
CON TX	349.65
PRFEE	1.00
WDEED	8.00
TOTAL	358.65
CHECK	358.65

05/05/97 01 14:15 0001 7227

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

030147 4
IDENTIF. & REFERENCE

97 MAY -5 PM 2:12

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1147297