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 $ 229,000.00

Affiant

Subscribed and sworn to before me, this 10th day of May, 2001

Notary Public

My Commission Expires: 9-24-01

Davidson County DEEDWARR
Recvd: 05/15/01 11:01 2pgs
Fees:11.00 Taxes:847.30
20010515-0050102

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
FABIAN SBOROVSKY 3840 Cross Creek Road Nashville, Tennessee 37215	M & I MORTGAGE CORP. P.O. Box 478 Milwaukee, Wisconsin 53201-0478	MAP 117-4 PARCEL 8

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED TWENTY NINE THOUSAND AND NO/100- ---------- ($ 229,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, STEVEN F. MITCHELL, UNMARRIED hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto FABIAN SBOROVSKY AND DAVID A. JOHANSON, BOTH UNMARRIED, as Joint Tenants with Rights of Survivorship 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. 4 on the Plan of Woodmont Estates, Section No. 2, of record in Book 1130, page 99, Register's Office for Davidson County, Tennessee.

SAID Lot No. 4 fronts 100.9 feet on the easterly side of Cross Creek Road and runs back 248.0 feet on the northerly line and 249.4 feet on the southerly line, to a dead line, measuring 100.0 feet thereon.

BEING the same property conveyed to Steven F. Mitchell, unmarried, by deed from W.H. Summers, unmarried, of record as Instrument No. 200002140014753 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3840 Cross Creek Road, Nashville, Tennessee 37215

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(s).

2. Matters shown on the Plan of Woodmont Estates, Section No. 2 of record in Book 1130, page 99, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s himself___, _his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE_s_, _their__ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _I__ have hereunto set _my__ hand___on this the __10th__ day of ____May_____, 2001 .

STEVEN F. MITCHELL

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

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 STEVEN F. MITCHELL, UNMARRIED, 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 this __10th__ day of ____May, 2001_____.

My Commission Expires: September 29, 2001 Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____.

My Commission Expires: _____ Notary Public