Record 1st
File Box 64

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP42651

Davidson County DEEDWARR
Recvd: 12/30/03 10:18 2pgs
Fees:13.00 Taxes:272.48
20031230-0183657

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$73,644.00

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 22nd DAY OF DECEMBER, 2003

Notary Public

MY COMMISSION EXPIRES

ALAN B. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
LAKESHA HOLLEY **1406 Monetta Avenue** **Nashville, TN 37216**	**MICHIGAN FIDELITY ACCEPTANCE CORP.** **dba Franklin Mortgage Funding, Inc. 25800** **Northwestern Highway, Suite 875** **Southfield, MI 48075**	**22-10-280** **15DA 30935**

FOR AND IN 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 **I, DAVID MICHAEL BOROWSKI, Unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAKESHA HOLLEY, a Single Woman**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:**

Land in Davidson County, Tennessee, Being Lot No. 35, on the Map of Montgomery Heights, of record in Book 332, Page 47, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to David Michael Borowski, unmarried, by deed from Stephen S. Bruninga and wife, Cheryl A. Bruninga, of record in Instrument Number 20001127-0115968, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This property is improved (X) known as 1406 Monetta Avenue, Nashville, Tennessee 37216

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 22nd DAY OF DECEMBER, 2003.

David Michael Borowski
DAVID MICHAEL BOROWSKI

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 DAVID MICHAEL BOROWSKI, 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 at Nashville, Tennessee, this the 22nd day of December, 2003.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

