FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $29,671.84

Paul Clifton Koulakov
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF May, 1978

Betty G. Chasteen
Notary Public

MY COMMISSION EXPIRES: 8/15/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 20th Floor, First American Center, Nashville, Tennessee 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PAUL KOULAKOV, et al (NAME)	Exchange Bond & Mortgage Co. (NAME)	
6813 N. Maplewood (STREET ADDRESS OR ROUTE NUMBER)	1835 SAVOY DRIVE, NE (STREET ADDRESS)	83-10
Chicago, Ill. 60659 (CITY) (STATE) (P. O. ZIP)	ATLANTA, GA 30341 (CITY) (STATE) (ZIP)	254

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, WE, JAMES H. ELLIS and wife, MARY LLOYD ELLIS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PAUL KOULAKOV and PATSY FLANIGAN as tenants by the entitities

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:

LAND in Davidson County, Tennessee, being a part of Lot No. 82 on the Plan of Lockeland, a plan of Chadwell Home Place, of record in Book 57, page 135, Register's Office for said County.

SAID part of Lot No. 82 fronts 75 feet on the easterly margin of North 17th Street and extends back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to James H. Ellis and wife, Mary Lloyd Ellis by deed from William H. Dorris and wife, Minka C. Dorris of record in Book 5201, page 240, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Exchange Bond & Mortgage Company, of record in Book 5201, page 242, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. The said loan having been transferred to National Homes Acceptance Corporation.

This is unimproved ( ) improved (X) property, known as 309 N. 17th Street, Nashville, Tennessee 37206
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 our hands this 11th day of May, 1978

James H. Ellis
JAMES H. ELLIS

Mary Lloyd Ellis
MARY LLOYD ELLIS

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JAMES H. ELLIS and wife, MARY LLOYD ELLIS

the bargainor, 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 11th day of May 19 78

Commission expires 1-10-82

Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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 at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
JAMES H. ELLIS, et ux

TO
MARY LLOYD ELLIS

TO
PAUL KOULAKOU and

PATSY FLANIGAN

PLEASE FILE BOX "7"

E 68648

IDENTIF. REFERENCE

JUN 2 8 42 AM '78

FELIX Z. WILFONG REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN-2 78	CONV	29,671.84			
JUN-2 78	S'TAX		B*	77.22	
JUN-2 78	PR'FEE		B*	.50	
JUN-2 78	W'DEED		B*	4.00	* 81.72