This deed prepared by: ( ) Randolph H. Schneider, Attorney at Law, P.O. Box 724386
Atlanta, Georgia 30339

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SAFECO TITLE INSURANCE COMPANY

WARRANTY DEED

AE# 5240
ERS# 3170-80-4722
FILE NO._____

STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INDENTURE, Made the 29th day of September, 1982, between

Theodore S. Malachoski, Jr., unmarried person

of the County of , and State of as party or parties of the first part, hereinafter called Grantor, and

Steven L. Lefkovitz and wife, Judy W. Lefkovitz,

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

A certain condominium apartment in Davidson County, Tennessee, being Unit No. K-11, Parcel 169, of Villager Condominiums, as of record in Book 5200, page 154, said Register's Office, to which reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Ted Malachoski, unmarried by deed from Andrews Properties, Inc. and Cherokee Properties, Inc. of record in Book 5479 , Page 703 , Register's Office for Davidson County, Tennessee.

Subject to easements and restrictions of record. (Recorded in Book 5434, page 665, Book 5434, page 708, and Book 5487, page 967, all in said Register's Office.)

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 Fidelity Federal Savings & Loan Association of Nashville, of record in Book 5479, page 706, said Register's Office, and that the escrow account in connection with the above referenced deed of trust is hereby transferred to the said grantees.

The within named Theodore S. Malachoski, Jr. and Ted Malachoski are one and the same person.

Address of Grantee	Mail Tax Notice to	Map Parcel No.
Steven L. Lefkovitz and wife, Judy W. Lefkovitz 4th Floor St. Cloud Corner 500 Church Street Nashville, TN 37219	Fidelity Federal Savings & Loan 401 Union Street Nashville, TN 37219	117-3B 169 7DA-80336

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

Grantor warrants and will forever defend the right and title to the above described property unto Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the day and year above written.

Theodore S. Malachoski, Jr.

H 1.8.0 6.7

IDENTIF. REFERENCE

Nov 19 8 40 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF NJ
COUNTY OF Morris

On this the 29 day of Sept, 1982, before me personally appeared Theodore S. Malachoski, unmarried person to me known to be the person or persons described in and who executed the foregoing instrument and acknowledged that he executed the same as a free act and deed.

WITNESS my hand and notarial seal.

Theresa McDonald
Notary Public

My Commission Expires:

THERESA McDONALD
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires December 27, 1982

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Grantee hereby swears or affirms that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 32,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me on this the 18th day of November 19 82.

Notary Public

My Commission Expires:

11-17-84

FELIX Z. WILSON JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

11/19 91.00 - CHECK

877

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

RECEIVED OF _____

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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

32500.00- CO
64.50 CO TX
.50 PRFEE
6.00 WDEED
CHECK 91.00-
0877A11/19/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 1.8067

IDENTIFICATION REFERENCE

Nov 19 8 43 AM '82

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 911306