File Box #4
#87-5-30

BOOK 7255 PAGE 293

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00

Steven S. Dragon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May, 1987

Notary Public

MY COMMISSION EXPIRES: February 19, 1988
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foley & Weiss, Attorneys, 1 Church St. Bldg. Suite 500, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEVEN G. DUDUGJIAN (NAME)	Atlantic Coast Mortgage Company (NAME)	Map 156-5
961 Harpeth Bend Drive (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive (STREET ADDRESS)	Parcel 18
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Fairfax, Virginia 22030 (CITY) (STATE) (ZIP)	FB# 9D-28933

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, SAM E. LIPFORD and wife, MELANIE H. LIPFORD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEVEN G. DUDUGJIAN and wife, MARJORIE A. DUDUGJIAN

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 Lot No. 801 on the Plan of Harpeth Woods, Section Four, First Addition of record in Book 5200, Page 635, Register' Office for Davidson County to which Plan reference is made for a complete legal description.

BEING the same property conveyed to Sam E. Lipford and wife, Melanie H. Lipford, by Deed from Fox Ridge Company, A Limited Partnership, of record in Book 6397, Page 695, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 6097, Page 560, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

32053

IDENTIFICATION REFERENCE

JUN 2 11:50 PM '87

FILED & RECORDED IN REGISTER'S OFFICE
DAVIDSON COUNTY, TN

This is improved (XX) unimproved property, known as 961 Harpeth Bend Drive, Nashville, Tennessee 37221
(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 their hand s this 29th day of May, 19 87

Sam E. Lipford
SAM E. LIPFORD

Melanie H. Lipford
MELANIE H. LIPFORD

File Box #4

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Peter Weiss, a Notary Public in and for said County and State, the within named SAM E. LIPFORD and wife, MELAN E H. LIPFORD

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of May, 19 87.

Peter Weiss
Notary Public

Commission Expires February 19, 1988

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____
Notary Public

Commission Expires _____

WARRANTY DEED

FROM
SAM E. LIPFORD and wife, MELANIE H. LIPFORD

TO
STEVEN G. DUDUGJIAN and wife, ~~MARJORIE A. DUDUGJIAN~~

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

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

RECEIVED OF _____

FOR _____

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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
			73000.00- CAMT.	
			204.40 CSTAX	
			.50 PRFEE	
			6.00 WDE D	
			CHECK 210.90-	
			4251A06/02/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32053

IDENTIFI REFERENCE

JUN 2 12 50 PM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 88658