BOOK 7546 PAGE 980 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF May 19 88

Notary Public

MY COMMISSION EXPIRES: 3-11-91
(AFFIX SEAL)

File # 22842
Loan # 3948

Box 7

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LEV EVRENSON	Atlantic Coast Mortgage Company	MAP 141-15-D
(NAME) 7509 Staffordshire Drive	(NAME) 3975 University Drive	PAR 5CO
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn 37221	(STREET ADDRESS) Fairfax, Virginia 22030	2D 79676
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, RANDALL PHILLIPS BUILDERS, INC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LEV EVRENSON and wife GALINA EVRENSON

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. 5 on the Plan of Phase 1 Sheffield on the Harpeth, of record in Book 6900, Page 10, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

BEING part of the same property conveyed to Randall Phillips Builders, Inc by deed from Cecil D. Branstetter of record in Book 6815, Page 827 Register's Office for Davidson County, Tennessee.

8217 05/18 0101 03CHECK 454.22

31457

IDENTIFICATION REFERENCE

MAY 18 10 30 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved ( ) X property, known as 7509 Staffordshire Drive, Nashville, Tn 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 6th day of May, 19 88

RANDALL PHILLIPS BUILDERS, INC

By: Jacki Rouk, Asst V.P.

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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

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

_____Notary Public

Commission Expires_____

STATE OF TENNESSEE
Davidson County

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared Jackie Roark

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 Assistant Vice President of the RANDALL PHILLIPS BUILDERS, INC a corporation, and that he as such Assistant Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Jackie Roark, Assistant Vice President.

Witness my hand and official seal at Nashville Tennessee this 6th day of May, 19 88

Notary Public

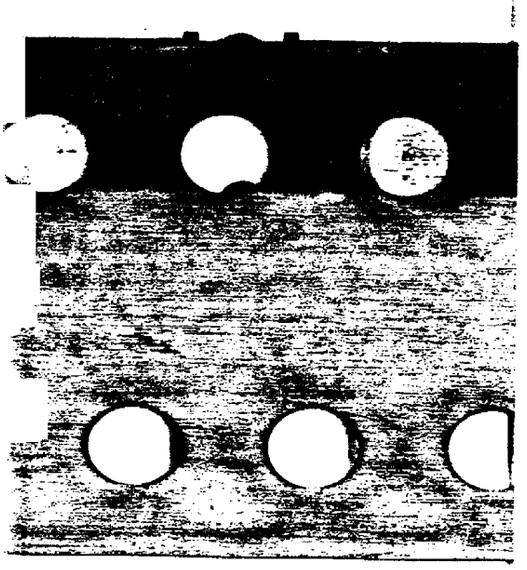
Commission Expires 3-11-91

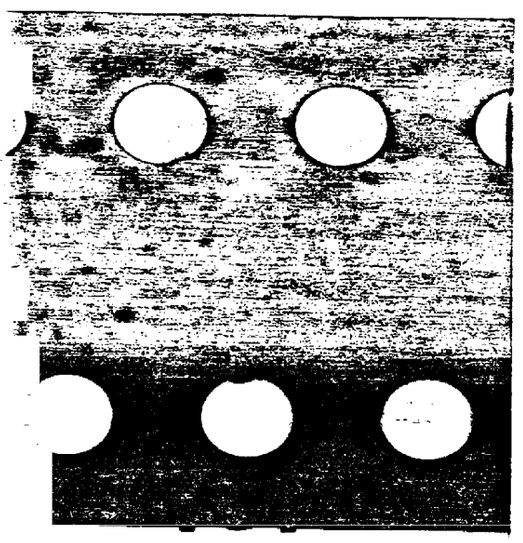
WARRANTY DEED

FROM RANDALL PHILLIPS BUILDERS, INC

TO LEV EVRENSON
GALINA EVRENSON

Saturn & Mazer, Attorneys
Row 1
Box 7





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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	159900.00
CON TX	447.72
PRFEE	0.50
WDEED	6.00
TOTAL	454.22
CHECK	454.22

05/18/88 01 10:34 0001 8217

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31457

IDENTIFICATION REFERENCE

MAY 18 10 35 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 92416