Box 14

5588
542537-3

BOOK 7813 PAGE 742

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March 19 89.

Notary Public

MY COMMISSION EXPIRES: 1/23/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John G. Russell, Jr. (NAME)	Fidelity Federal Savings & Loan (NAME)	116-8-G-158
158 Valley Forge Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	7DA-72840
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, Michael B. Seshul and wife, Ariail L. Seshul

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John G. Russell, Jr. and wife, Donna M. Russell

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. 158 on the Plan of Sugartree, Phase 3, (Revised) of record in Book 5050, page 67 thru 71, amended in Book 5259, page 833, Register's Office for Davidson County, Tennessee.

Beginning at a point on the southerly side of Valley Forge said point being the corner of Lot Nos. 157 and 158; thence running with the line between said lots southwestwardly a total of 118.18 feet to a point on the northerly side of a 28' Access and Public Utility Easement; thence running with said easement southeastwardly 50.00 feet to the beginning of a curve; thence around said curve in a southeasterly direction 15.71 feet to a point on the westerly margin of Charleston Park; thence running with the margin of Charleston Park a total of 122.62 feet to the beginning of a curve; thence around said curve in a northwesterly direction a total of 34.79 feet to a point; thence southwardly 8.00 feet to a point; thence westwardly 8.00 feet to the point of beginning.

Being the same property conveyed to Michael L. Seshul and wife, Ariail L. Seshul by deed from Estes-Taylor Company, Inc., A Tennessee Corporation as of record in Book 5330, page 100, said Register's Office.

This conveyance is made subject to:

The Plan of record in Book 5050, page 67-71, amended in Book 5121, page 89, Book 5162, page 632, Book 5169, page 426, Book 5186, page 458, Book 5191, page 412, Book 5222, page 468, Book 5238, page 93, and further amended in Book 5259, page 833,, said Register's Office, shows an Owner's Certificate, and certain setback lines and easements.
Dedication of Common Areas to Sugartree Homeowners Association in Book 5683, page 675, said Register's Office.

This is unimproved ( ) improved (X) property, known as 158 Valley Forge Drive, Nashville, TN 37205
(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 March, 19 89

Michael B. Seshul

Ariail L. Seshul

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned Michael B. Seshul and wife, Ariail L. Seshul a Notary Public in and for said County and State, the within named _____

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 March, 19___.

Notary Public

Commission Expires 1/23/93

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
Michael B. Seshul and wife, Ariail L. Seshul

TO
John G. Russell, Jr. and wife, Donna H. Russell

23711

4305 04/10 01C 03CHECK 848.00

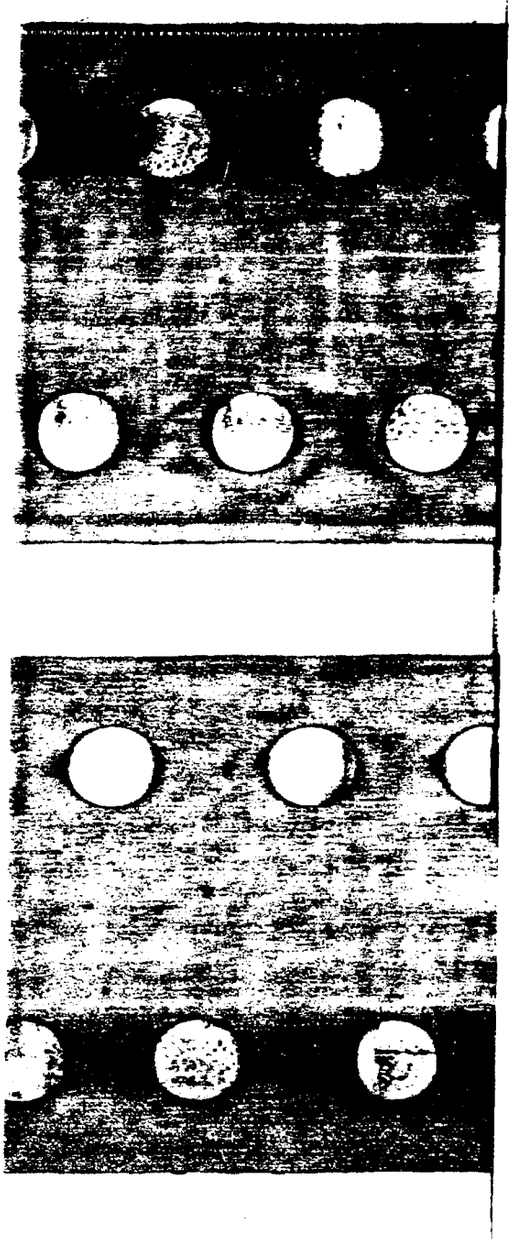
APR 10 4 08 PM '89

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

(continuation)

The premises herein insured is a building site restricted by all the requirements, conditions, easements, assessments, liens, uses, building restrictions, limitations, repurchase and Lease Option, burdens, and other undertakings, including rights and interest of other site owners and condominium owners and also including the requirement that all owners of building sites and condominium units be members of Sugartree Homeowners Association, INc., and subject to assessment for the payment of costs incident to the maintenance of the common areas and Administration of the Association, and plrovided for a lien securing the payment thereof, contained in an instrument executed by Sugartree Properties, Inc., recorded October 2, 1974, and recorded in Book 4857, page 157, amended in Book 4911, page 356, and further amended by second amendment of record in Book 4996, page 126, and further amended by third amendment, of record in Book 5003, page 688, Register's Office for Davidson County, Tennessee, reference to said instruments is here made, all as made applicable to Sugartree, Phase #3, by instrument of record in Book 5087, page 220, Register's Office for Davidson County, Tennessee, which latter said instrument also amended the Article I, Paragraph 4 of the Declaration of Covenants, Conditions, and Restrictions for Sugartree of record in Book 4857, page 157, Register's Office for Davidson County, Tennessee and as further amended by instrument of record in Book 5152, page 401, Register's Office for Davidson County, Tennessee amending Article 8, Section 2, thereof, amended in in Book 5074 page 138, Seventh amendment of record in Book 5691, page 61, said Register's Office.



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	255000.00
CON TX	841.50
PRFEE	0.50
WDEED	6.00
TOTAL	848.00
CHECK	848.00

04/10/89 01 16:08 0001 4305

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

237111

APR 10 4 08 PM '89

No. 188708