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BOX 10

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,600.00

Kenneth L. Malugin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June 19 89

Patricia Spicer Carden
Notary Public

MY COMMISSION EXPIRES 7-13-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
101 Westpark Drive, Suite 350, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO /and Mortgagee is:	MAP-PARCEL NUMBERS
Kenneth L. Malugin et ux (NAME)	Troy & Nichols , Inc. (NAME)	06DU 73064
649 Huntington Parkway (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 4025 (STREET ADDRESS)	161-10-0-032.00
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Monroe, LA 71211-4025 (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, Robert W. Seay and wife, Tula Seay

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth L. Malugin and wife, Brenda J. Malugin

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

7301 06/21 0101 03CHECK 239.15

Land in Davidson County, Tennessee, being Lot No. 85 on the plan of Huntington Park Section One, of record in Book 4175, page 10, Register's Office for said County.

Said Lot No. 85, which is a corner lot, fronts 65.5 feet on the southerly margin of Huntington Parkway and fronts 137.1 feet on the westerly margin of an unnamed street, now Hunters Ridge, said frontages being joined by a curve having a length of 38.6 feet, and extends back 161.9 feet on the westerly line and 100.6 feet on the southerly line which is a broken line to a point of intersection.

Being the same property conveyed to Robert W. Seay and wife, Margaret R. Seay by deed from Smithson Construction Company of record in Book 4515, page 76, said Register's Office. Robert W. Seay and Margaret R. Seay having conveyed to J. Thomas Martin, Trustee, and J. Thomas Martin, Trustee having conveyed to Robert W. Seay and Margaret R. Seay, as Tenants in Common with the right of survivorship of record in Book 5781, page 332, said Register's Office. Robert W. Seay and Margaret R. Seay White and husband, Milton White conveyed to J. Thomas Martin, Trustee, and J. Thomas Martin, Trustee having conveyed to Robert W. Seay of record in Book 5853, page 216, said Register's Office.

This conveyance is subject to restrictive convenant contained in instrument of record in Book 4225, page 778, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is unimproved (X) / is improved (X) property, known as 649 (House Number) Huntington Parkway (Street) Nashville, TN 37211 (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 my hand this 20th day of June, 19 89

Robert W. Seay

Tula Seay

INDIVIDUAL ACKNOWLEDGEMENT

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State of Tenneesee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, Robert W. Seay and wife, Tula Seay

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 20th day of June, 1989.

NOTARY PUBLIC

My commission expires: 5-13-91

CORPORATE ACKNOWLEDGEMENT

State of

County of

Before me, of 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 President (or other officer authorized to execute the instrument) of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as .

WITNESS my hand and seal, at office in ,

this day of , 19 .

NOTARY PUBLIC

My commission expires:

WARRANTY DEED

FROM

Robert W. Seay and wife,

Tula Seay

TO

Kenneth L. Malugin and wife

Brenda J. Malugin

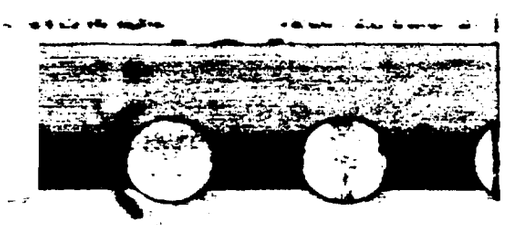
PATRICIA SPICER CARDEN
Attorney at Law
101 Westpark Drive, Suite 350
Brentwood, Tennessee 37027

43064

IDENTIFICATION REFERENCE

JUN 21 2 30 PM '89

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



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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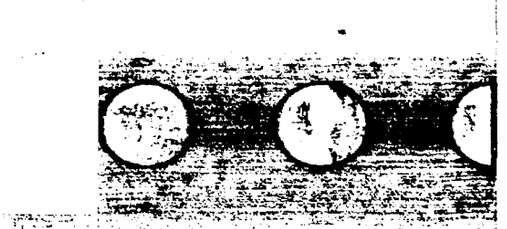
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 70500.00
				CON TX 232.65
				PRFEE 0.50
				WDEED 6.00
				TOTAL 239.15
				CHECK 239.15
06/21/89	01			14:30 0001 7301

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



43064

IDENTIFICATION REFERENCE

JUN 21 2 30 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 221603