This deed prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37116-0181

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WARRANTY DEED

Address new owner as:	Send tax bills to:	Map-Parcel
Juanita Sue Lewis, Trustee	First Investment Company	52 - 8
P. O. Box 2681	P. O. Box 749	Par 87 Jw
Hendersonville, TN 37075	Columbus, Ohio 43216-0749	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, which includes the assumption by Juanita Sue Lewis, Trustee, of that debt secured by a deed of trust of record in Book 6079, page 191, Register's Office for Davidson County, Tennessee, we, Paul C. Koulakov and wife, Janice M. Koulakov, have this day bargained and sold, and do hereby transfer and convey to the said Juanita Sue Lewis, Trustee, her heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> BEING Lot No. 169 on the Plan of Sequoia Valley Subdivision, Section 4, of record in Book 5200, page 215, Register's Office for said County, to which reference is here made for a more complete and accurate description.
>
> BEING the same property conveyed to Paul C. Koulakov by deed from Michael D. Green and wife, Rose Mary Green, of record in Book 7413, page 556, Register's Office for said County.

This is improved property known as 1225 - 1227 Sioux Terrace, Madison, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Juanita Sue Lewis, Trustee, her heirs and assigns, forever.

And we, Paul C. Koulakov and wife, Janice M. Koulakov, do covenant with the said Juanita Sue Lewis, Trustee, that we are lawfully seized and possessed of said land in fee simple; that we have a good right to convey it, and that the same is unencumbered, except as set out above.

And we, Paul C. Koulakov and wife, Janice M. Koulakov, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said

Juanita Sue Lewis, Trustee, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 29th day of December, 1989.

Paul C. Koulakov
PAUL C. KOULAKOV

Janice M. Koulakov
JANICE M. KOULAKOV

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul C. Koulakov and wife, Janice M. Koulakov, the within named bargainors, 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 purposes therein contained.

Witness my hand, at office, this 29th day of December, 1989.

NOTARY PUBLIC

My commission expires:

July 13, 1991

0157 01/04 0101 03CHECK 200.71

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $58,691.20.

Bobby E. Rager
BOBBY E. RAGER

Subscribed and sworn to before me, this 29th day of December, 1989.

NOTARY PUBLIC

My commission expires:

July 13, 1991

RUSH

JAN 4 11 34 AM '90
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

9 3 8 7 3

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 58691.20
CON TX 193.71
PRFEE 1.00
WDEED 6.00
TOTAL 200.71
CHECK 200.71

01/04/90 01 11:35 0001 0157

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93873.

IDENTIFICATION REFERENCE

JAN 4 11 34 AM 1990

DAVIDSON COUNTY, TN

No. 201209