B0D0

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Leonid Barabash and wife, Svetlana Barabash 916 Harpeth Bend Dr. Nashville, TN 37221	Atlantic Coast Mortgage Co. 12700 Fair Lakes Circle Suite #400 Fairfax, VA 22033	256-6 18 BOOK 8365 PAGE 875

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TEN AND NO/100 ($10.00) DOLLARS,** cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged We, **Joyce D. Payne, a/k/a Joyce Darlene Payne, now married and known as Joyce D. Payne Gunter and husband,** DANIEL R GUNTER have bargained and sold, and by these present do transfer and convey unto the said LEONID BARABASH AND WIFE, SVETLANA BARABASH the Grantees herein their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING Lot No. 789 on the Plan of Harpeth Woods, Section Four-First Addition of record in Plat Book 5200, Page 635, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Larry A. Payne and wife, Joyce D. Payne by deed from Fox Ridge Company, of record in Book 6350, page 306, Register's Office for Davidson County, Tennessee. The said Joyce D. Payne and Larry A. Payne having since divorced in the Fourth Circuit Court for Nashville, Davidson County, Tennessee, under Docket #89D-4159 as amended And the herein described property and was divested out of the said Larry A. Payne, a/k/a Larry Arnold Payne and vested into Joyce D. Payne, a/k/a Joyce Darlene Payne.

This conveyance is subject to all restrictions, easements and plats of record in the Register's Office for said County.

This is improved property known as: **916 Harpeth Bend Dr., Nashville, TN 37221.**

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 the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all gender.

Witness our hands this 31 day of May, 1991.

Joyce D. Payne Gunter
JOYCE D. PAYNE GUNTER

Daniel R. Gunter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Joyce D. Payne, a/k/a Joyce Darlene Payne, now remarried and known as Joyce D. Payne Gunter and husband, DANIEL R. GUNTER the bargainor(s) 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 30 day of MAY, 1991.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-30-92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____ the bargainor(s) 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 _____ day of _____, 1991.

0403 06/04 0101 03CHECK 247.57

NOTARY PUBLIC

MY COMMISSION EXPIRES; _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 72,900.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this 3 day of June, 1991.

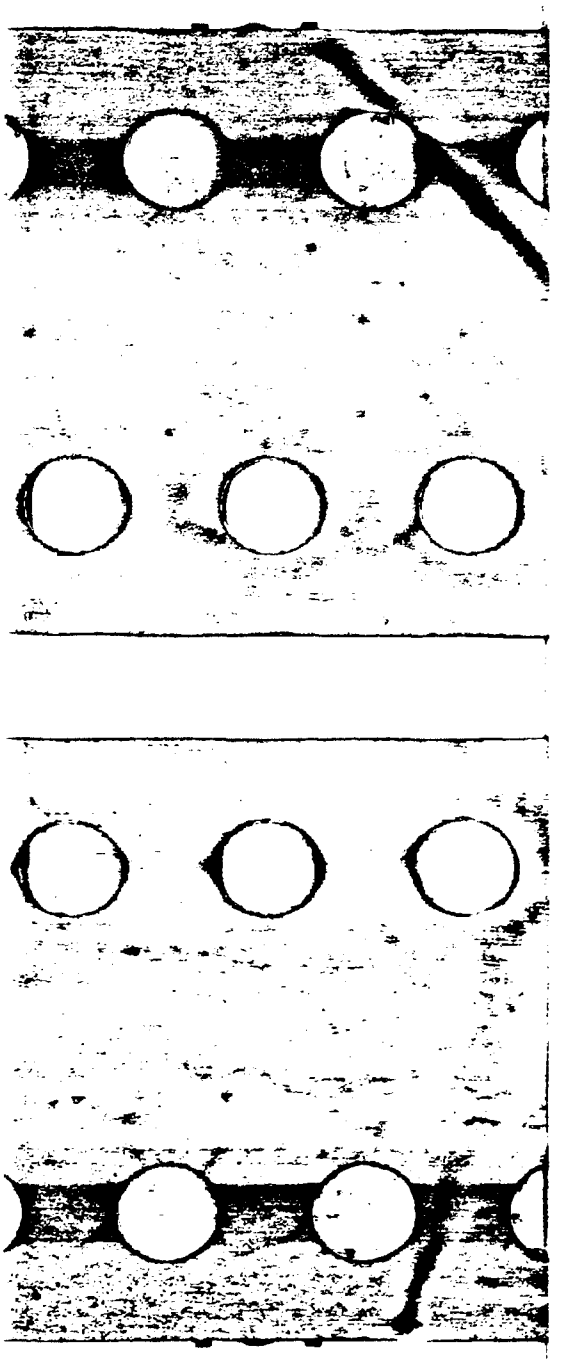
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

JUN 4 12 27 PM '91

16304

THIS INSTRUMENT PREPARED BY:
RICK M. JOHNSON
3221 Nolensville Rd., Ste. #1
Nashville, TN 37211



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8365 PAGE 877

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	72900.00
CON TX	240.57
PRFEE	1.00
MISC	6.00
TOTAL	247.57
CHECK	247.57

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/04/91 01 12:30 0001 0403

19304

IDENTIFICATION

JUN 4 12 27 PM '91

No. 427483