BOOK 8390 PAGE 776

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

Clair Petre Ivanov
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June 19 91

Carolyn Deeds
Notary Public

MY COMMISSION EXPIRES: 1/23/93
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC. 405 TWO MILE PIKE, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CLAIR PETRE IVANOV (NAME)	CITIZENS & SOUTHERN MORTGAGE CORPORATION (NAME)	MAP 61-11
909 McMahan Avenue (ADDRESS)	P. O. BOX 656 (ADDRESS)	PARCEL
Nashville, TN 37216 (CITY) (STATE) (ZIP)	TUCKER, GA 30085-0656 (CITY) (STATE) (ZIP)	3

FOR AND 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, KELLY DENNIS SWIFT AND WIFE, MERIAM C. SWIFT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLAIR PETRE IVANOV, UNMARRIED

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 situated in Davidson County, Tennessee, being Lot No. 4 on the Plan of Phillips Subdivision of record in Book 2083, page 41, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 90 feet on the northerly side of McMahan Avenue and runs back 136.62 feet on the westerly line and 136.87 feet on the easterly line to a dead line in the rear on which it measures 90 feet.

Being the same property conveyed to KELLY DENNIS SWIFT AND WIFE, MERIAM C. SWIFT by deed of record in Book 2856, page 339, Register's Office for Davidson County, Tennessee.

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IDENTIFICATION

Jul 3 10 55 AM '91

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Unimproved ( )
Improved (XX) property, known as 909 McMAHAN AVENUE, NASHVILLE, TN 37216
(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 our hand & this 29th day of June 19 91

Meriam C. Swift
MERIAM C. SWIFT

Kelly Dennis Swift
KELLY DENNIS SWIFT

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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 KELLY DENNIS SWIFT AND WIFE, MERIAM C. SWIFT

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 GOODLETTSVILLE, Tennessee, this 29th day of June 19 91

Commission expires 1/23/93

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of 19 .

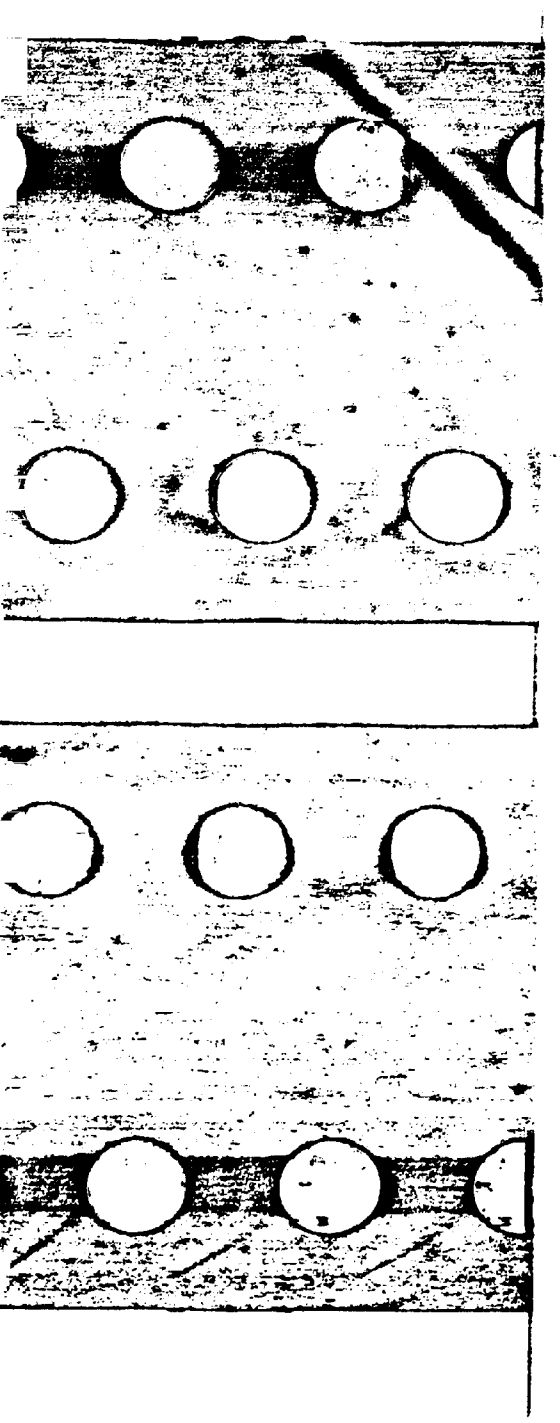
My commission expires

Notary Public

WARRANTY DEED
FROM

TO

RETURN TO:



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	68000.00
CON TX	251.60
PRFEE	1.00
WDEED	6.00
TOTAL	258.60
CHECK	258.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/03/91 01 10:56 0001 8639

28235.

IDENTIFICATION

JUL 3 10 55 AM '91

No. 437696