BOOK 8471 PAGE 77 Box 58

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

Semyon Yanovsky
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF October 19 91

Notary Public

MY COMMISSION EXPIRES: March 23, 1993
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

COMBOS & HIX, P. C., 315 Deaderick Street, Suite 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS
Semyon Yanovsky (NAME)	Sears Mortgage Corporation (NAME)	MAP 141-S-50
7609 Staffordshire Drive (ADDRESS)	2500 Lake Cook Road (ADDRESS)	PARCEL 23
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Riverwoods, Illinois 60015 (CITY) (STATE) (ZIP)	

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, Dennis B. Luma, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Semyon Yanovsky and wife, Regina Yanovsky

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. 23 on the Plan of Phase I, "Sheffield" on the Harpeth, of record in Book 6900, pages 10 and 11, Register's Office for Davidson County, Tennessee.

SAID Lot No. 23, which is a corner Lot, fronts 70.00 feet on the southerly margin of Wexford Point, fronts 80.45 feet on the southerwesterly margin of Staffordshire Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 114.34 on the southeasterly line and 113.28 feet on the southwesterly line to a point of intersection.

Being the same property conveyed to Dennis B. Luma, by Deed from Randall Phillips Builders, Inc., of record in Book 7207, page 291, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to restrictive convenants of record in Book 6952, page 900 and Book 7145, page 954: the plan of record on Book 6900, pages 10 and 11, said Register's Office.

Taxes for the current year have been prorated and assumed by the Buyer.

5.6985

INSTRUMENT REFERENCE Oct 25 10 49 AM '91

3943 10/25 0101 03CHECK 543.50

unimproved ( )
This is improved (X) property, known as 7609 Staffordshire Drive, Nashville, TN 37221
(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 my hand this 23rd day of October, 19 91

Dennis B. Luma

Dennis B. Luma

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 Dennis B. Luma, a single person

the bargainor, 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 and official seal at NASHVILLE, Tennessee, this 23rd day of October 19 91

Commission expires March 27, 1993

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ 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

Dennis B. Luma

TO

Semyon Yanovsky and wife, Regina Yanovsky

RETURN TO:

COMBOS & HIX, P. C.
315 Deaderick Street, Suite 1100
Nashville, TN 37238

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 TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 145000.00
CON TX 536.50
PRFEE 1.00
WDEED 6.00
TOTAL 543.50
CHECK 543.50

10/25/91 01 10:49 0001 5943

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5698 5.

IDENTIFICATION REFERENCE

OCT 25 10 49 AM '91

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

No. 470655