THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, P.C.
Post Office Box 190632
Nashville, Tennessee 37219-0632

1992 11/30 0101 03CHECK 401.20

WARRANTY DEED

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
Valeriy P. Mitsky and wife, Nina N. Mitsky 205 Overcrest Court Nashville, TN 37211	NationsBanc Mortgage Corporation P.O. Box 740017 Louisville, KY 40201	Map # 147-6 Parcel # 79

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, ELI B. LANDRUM, JR. and wife, BARBARA G. LANDRUM, do hereby transfer and convey unto VALERIY P. MITSKY and wife, NINA N. MITSKY, their successors and assigns, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Section I, Revised, Caldwell Hall, as of record in Book 2900, Pages 57, 58, and 59, Register's Office for said County.

Said Lot No. 35 fronts 97.79 feet on the southerly side of Overcrest Court, as measured around a curve, and runs back 125.3 feet on the west line and 158.7 feet on the east line to a dead line in the rear on which it measures 113 feet.

Being the same property conveyed to Eli Benson Landrum, Jr. and wife, Barbara G. Landrum by deed from Thomas L. Triplett and wife, Wanda J. Triplett of record in Book 5108, Page 142, Register's Office for Davidson County, Tennessee.

This land is improved property known as 205 Overcrest Court, Nashville, Tennessee, 37211.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said VALERIY P. MITSKY and wife, NINA N. MITSKY, their heirs, successors and assigns forever.

The undersigned covenants with the said VALERIY P. MITSKY and wife, NINA N. MITSKY, that they are lawfully seized and possessed of said real property in fee simple; have a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1992 which are prorated to the date of closing and assumed by the Grantees.

2. Matters set forth on the plan of Section I, Revised, Caldwell Hall, of record in Book 2900, Pages 57, 58, and 59, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 1788, Page 108, Book 2929, Page 117, as amended in Book 2997, Page 93, Register's Office for Davidson County, Tennessee.

68763

IDENTIFICATION REFERENCE

NOV 30 3 12 PM '92

DAVIDSON COUNTY, TN

Except as set forth above, the undersigned do further covenant and bind themselves, and their heirs, successors and assigns to warrant and forever defend the title to said land to the said VALERIY P. MITSKY and wife, NINA N. MITSKY, their heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 25th day of November, 1992.

Eli B. Landrum, Jr.
ELI B. LANDRUM, JR.

Barbara G. Landrum
BARBARA G. LANDRUM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth L. Barnard, a Notary Public in and for said State and County, Eli B. Landrum, Jr. and wife, Barbara G. Landrum, the within named bargainors, 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 25th day of November, 1992.

Elizabeth L. Barnard
NOTARY PUBLIC

My Commission Expires: 1/23/94

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $106,000.00.

Valeriy P Mitsky
VALERIY P. MITSKY

Sworn to and subscribed before me this 25th day of November, 1992.

Elizabeth L. Barnard
NOTARY PUBLIC

My Commission Expires: 1/23/94



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

RECEIVED OF _____

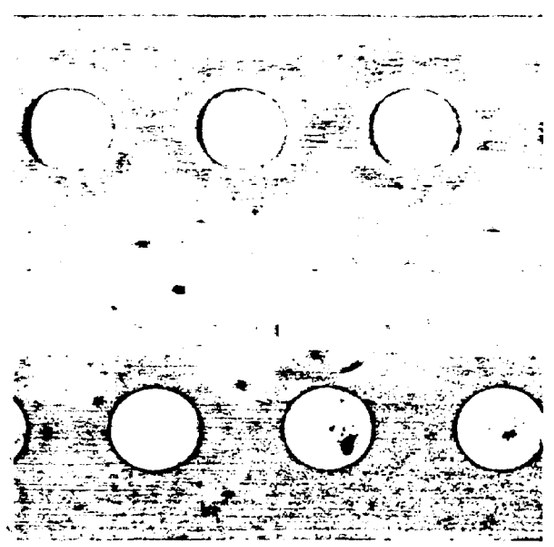
FOR _____

BOOK 8798 PAGE 913

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
				106000.00
				CON TX 392.20
				PRFEE 1.00
				WDEED 8.00
				TOTAL 401.20
				CHECK 401.20
11/30/92	01			15:11 0001 1687

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



6876.3

IDENTIFICATION REFERENCE

NOV 30 3 12 PM '92

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 595398