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WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2323 Crestmoor Rd.,
Nashville, TN 37215

THIS INDENTURE, made and entered into as of the **21st** day of **April, 1993** by and between

Kevin V. Janiga and Tamara E. Janiga, Husband and Wife ,

hereinafter referred to as Grantor, and

Aleksandr Fayermark and Larisa Fayermark, Husband and Wife ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, BEING Lot No. 167 on the Plan of Section Two Harpeth Park, of record in Book 3700, page 58, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Kevin V. Janiga by deed from Thomas C. Fussell of record in Book 7686, page 395, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, its heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

This conveyance is subject to Plan of Record in Book 3700, page 58; restrictive covenants; setback lines and easements all of record in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Kevin V. Janiga

Kevin V. Janiga

Tami E. Janiga

12053

IDENTIFICATION REFERENCE

APR 22 2 16 PM '93

DAVIDSON COUNTY, TN

INDIVIDUAL

STATE OF Tennessee)
COUNTY OF Davidson)

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Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Kevin V. Janiga and Tamara E. Janiga, Husband and Wife**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that it executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **21st** day of **April, 1993.**

Notary Public

Commission Expiration: 11-27-93

3217 04/22 0101 03CHECK 342.00

STATE OF Tennessee
COUNTY OF Davidson

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$90,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

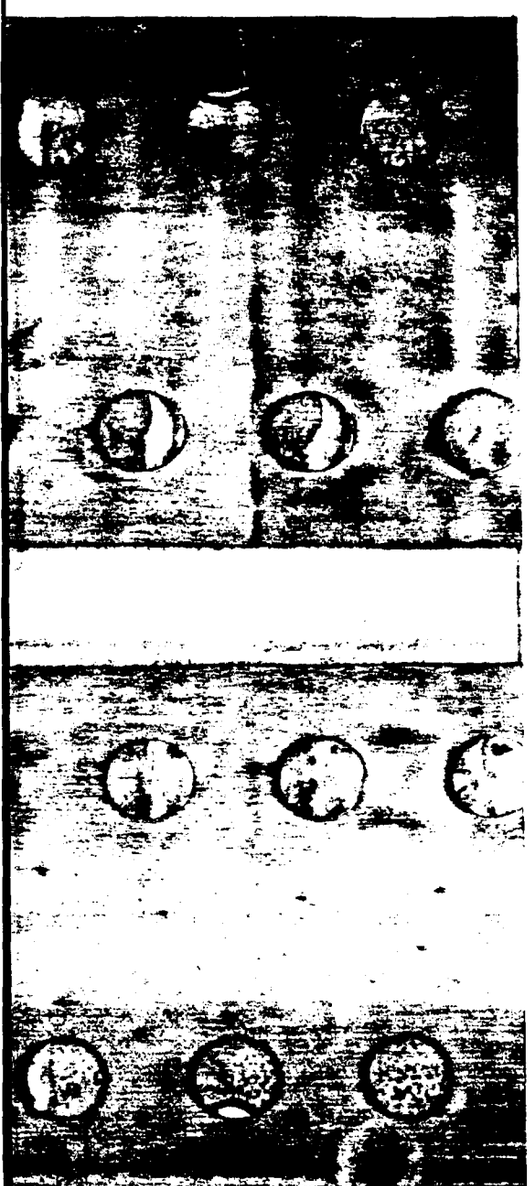
Affiant

Subscribed and sworn to before me this **21st** day of **April, 1993.**

Notary Public

Commission Expiration: 11-27-93

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
Anderson & Jordan Escrow Company, Inc. 2323 Crestmoor Rd. Nashville, TN 37215	Sears Mortgage Corp. 440 N. Fairway Drive Vernon Hills, IL	346 Cross Timbers Drive Nashville, TN 37221 MAP PARCEL NUMBER 128-14-89



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 90000.00
				CON TX 333.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 342.00
				CHECK 342.00
			04/22/93 01	14:46 0001 8217

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1205.3

IDENTIFI REFERENCE!

APR 22 2 46 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 642936