BOOK 9423 PAGE 362 $98

STATE OF TENNESSEE 94-1098
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $398,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July, 19 94.

Notary Public Kenneth M. Ballew

MY COMMISSION EXPIRES: 11/22/97

THIS INSTRUMENT WAS PREPARED BY
Kenneth M. Ballew, Attorney, 2400 Crestmoor Rd., Ste 203, Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roupen M. Gulbenk	Same	166-8-G-169CO
(NAME)	(NAME)	
169 Charleston Park		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37205		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Gary L. Deaner and Carol M. Deaner, Husband and Wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roupen M. Gulbenk

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson (CIVIL DISTRICT) COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being a certain building site being lot No. 169, as shown on the Plan of Sugartree, Phase III, which is of record in Book 5050, Pages 67-71, as amended in Book 5169, Page 426; Book 5191, Page 412; Book 5222, Page 468; Book 5238, Page 93; Register's Office for Davidson County, Tennessee, to which reference is here made and together with an appurtenant, non-exclusive interest in the common and limited common areas, as shown on said Plan and as provided in the declaration of covenants, conditions, and restrictions

BEING the same property conveyed to Gary L. Deaner and Carol M. Deaner, Husband and Wife by deed from Gene W. Krause and Audrey K. Krause, Husband and wife, by Deed filed of record in Book 8628, page 107, Register's Office for Davidson County, Tennessee.

94 AUG -1 PM 1:47
DAVIDSON COUNTY, TN.

76721

IDENTIF. & REFERENCE

This is improved property known as 169 Charleston Park, Nashville, TN 37205

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 their hand s this 28th day of July, 19 94.

Gary L. Deaner

Carol M. Deaner

Carol M. Deaner

94-1098

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Kenneth M. Ballew, a Notary Public in and for said County and State, the within named

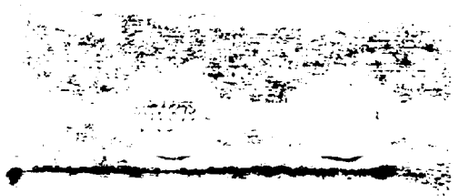
Gary L. Deaner and Carol M. Deaner, Husband and Wife

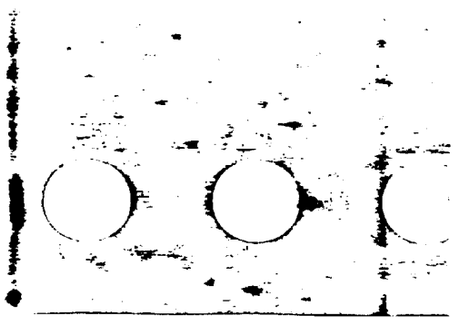
the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 28th day of July, 19 94.

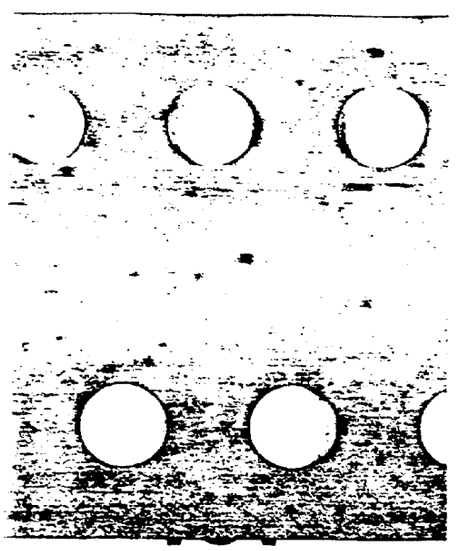
My commission expires 11/22/97

Notary Public Kenneth M. Ballew

3002 08/01 0101 03CHECK 1481.6X







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

RECEIVED OF _____

FOR _____

BOOK 9423 PAGE 364

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 398000.00
CON TX 1472.60
PRFEE 1.00
WDEED 8.00
CHK 1481.60
CHECK 1481.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/01/94 01 13:47 0001 3002

76721
IDENTIF. & REFERENCE

94 AUG -1 PM 1:47
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 819542