THIS INSTRUMENT WAS PREPARED BY
Dyer, James & Taylor
30 Burton Hills Blvd., Suite 200
Nashville, Tennessee 37215

BOX 61

BOOK 9431 PAGE 69

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF August 19 94

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John R. Hurt (NAME)	Leader Federal Bank For Savings (NAME)	168-0-173
9026 South Harpeth Court (ADDRESS)	158 Madison Avenue (ADDRESS)	
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38101-0275 (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, David A. Berezov and wife, Madelyn Berezov

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John R. Hurt and wife, Gina E. Hurt

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:

Tract I: Land in the 9th Civil District of Davidson County, Tennessee, and beginning at a point in the westerly margin of South Harpeth Road where an unnamed road intersects same, said point being the southeasterly corner of Jesse W. Flowers property of record in Book 2875, Page 506, Register's Office for Davidson County, Tennessee, thence South 89 deg. west 610 feet, more or less, along the northerly margin of said unnamed road to the point of beginning of this tract; thence continuing south 89 deg. west 170 feet along the northerly margin of said road to a point; thence north 5 deg. west 230 feet to a point; thence south 86 deg. west 114.1 feet to a point; thence north 2 deg. east 171.8 feet to a point; thence north 89 deg. 30' east 273 feet to a point; thence south 5 deg. east 399 feet to a point in the northerly margin of said unnamed road, being the point of beginning of this tract.

Together with an easement for a 50-foot roadway lying south of and adjacent to the above described property extending eastwardly from said property to South Harpeth Road, the purpose of said easement being complete and full ingress and egress from the subject property to the South Harpeth Road.

Tract II: Land in the 9th Civil District of Davidson County, Tennessee, described as follow, to-wit: Beginning at a point, said point being the southwest corner of the property conveyed to John D. Davis and wife, Fredonia P. Davis of record in Book 4714, Page 302, Register's Office for said County; thence north 89 deg. East along the southerly line of the Davis property 621 feet, more or less, to a point in the westerly margin of South Harpeth Road; thence with said Margin of said road, south 13 deg. 30 min. East 50.4 feet to a point, said point being the northeast corner of the property conveyed to J.W. Flowers

CONTINUED

unimproved ( )
This is improved (X) property, known as 9026 South Harpeth Court, Nashville, Tennessee 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 our hand s this 3rd day of August 19 94

David A. Berezov

Madelyn Berezov

LEGAL DESCRIPTION CONTINUATION

by deed of record in Book 2875, Page 405, Register's Office for said County; thence along the north line of the Flowers property, south 89 deg. West 629 feet, more or less, to a point in the east line of the property conveyed to David A. Berezov and wife, Madelyn M. Berezov by deed from Howard D. Derrick, Jr. and wife, Constance Derrick of record in Book 5113, Page 310, Register's Office for said County; thence in a northerly direction along the east line of the Berezov property, 50 feet more or less, to the point of beginning.

Being the same property conveyed to David A. Berezov and wife, Madelyn Berezov by deeds of record in Book 7040, Page 489; Book 5506, Pages 840 and 842; Book 5248, Page 775; Book 5113, Page 310, Register's Office for Davidson County, Tennessee.

95 AUG -8 PM 12:03

DAVIDSON COUNTY, TENNESSEE

IDENTIFICATION REFERENCE

79273

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 David A. Berezov and wife, Madelyn Berezov

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 3rd day of August, 19 95.

Commission expires 5-10-95

Notary Public

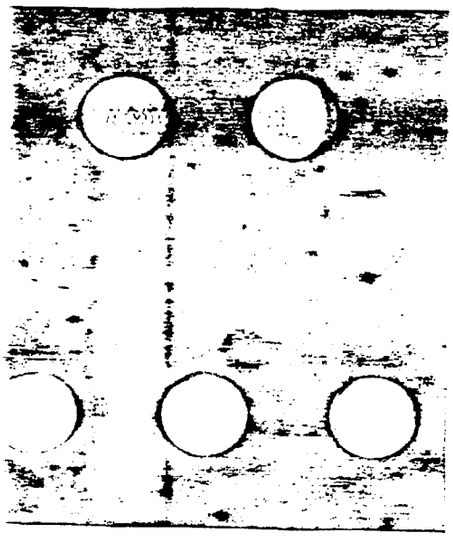
STATE OF TENNESSEE
COUNTY OF

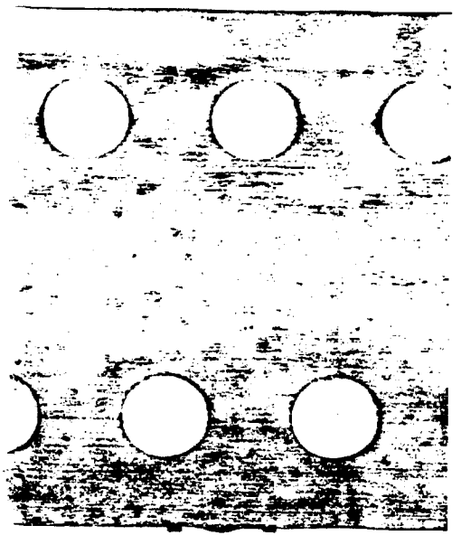
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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





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

RECEIVED OF _____

FOR _____

BOOK 9431 PAGE 71

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

AMT	140000.00
CON TX	518.00
PRFEE	1.00
WDEED	8.00
TOTAL	527.00
CHECK	527.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 3 0001 5819

79273
IDENTIFICATION REFERENCE

94 AUG -8 PM 12:03
REGISTER
DAVIDSON COUNTY, TN.

No. 822311