File Box 52

BOOK 9557 PG 535

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 114,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF December 19 94

Notary Public

MY COMMISSION EXPIRES: 11/7/95
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles R. Sims (NAME)	Community Mortgage Corporation (NAME)	147-6-79
205 Overcrest Court (ADDRESS)	142 Timber Creek Drive (ADDRESS)	
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Cordova, TN 38018 (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, Valeriy P. Mitsky and wife, Nina N. Mitsky

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles R. Sims and wife, Mary M. Sims

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. 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 Valeriy P. Mitsky and wife, Nina N. Mitsky by deed from Eli B. Landrum, Jr. and wife, Barbara G. Landrum, of record in Book 8798, page 911, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

20960 IDENTIF. & REFERENCE

94 DEC 29 AM 9:11 REGISTER DAVIDSON COUNTY, TN.

7187 12/29 0101 03CHECK 430.80

unimproved ( )
This is improved (X) property, known as 205 Overcrest Court, Nashville, Tennessee 37211
(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 27th day of December 19 94

Valeriy P. Mitsky
Valeriy P. Mitsky

Nina N. Mitsky
Nina N. Mitsky

BOOK 9557 PG 536

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Valeriy P. Mitsky and wife, Nina N. Mitsky

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 Brentwood, Tennessee, this 27th day of December, 94.

Commission expires 5-15-95

JUDY A. LEHMAN
NOTARY PUBLIC
AT LARGE
WILLIAMSON COUNTY, TENN.

Notary Public

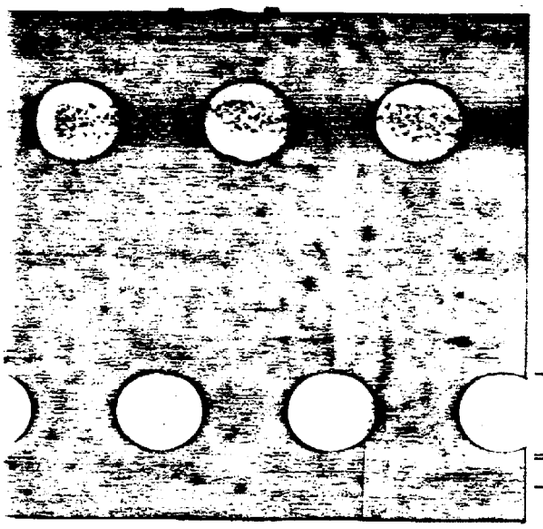
STATE OF TENNESSEE
COUNTY OF

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

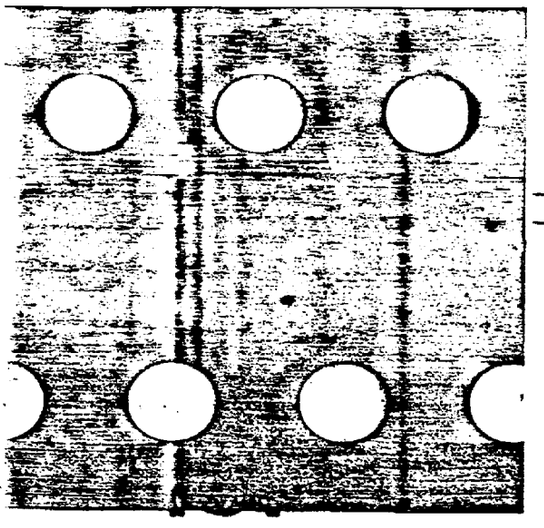
RECEIVED OF _____

FOR _____

BOOK 9557 PG 537

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
114000.00
CON TX 421.80
PRFEE 1.00
WDEED 8.00
TOTAL 430.80
CHECK 430.80

12/29/94 01 09:11 0001 7187

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20960
IDENTIF. & REFERENCE

94 DEC 29 AM 9:11

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 866981