BOOK 9640 PG 295

PHILLIP G. BOYLE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires NOV. 23 1997

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,300.00

Illarion V. Turko
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF April 19 95

Phillip G. Boyle
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steven G. Waters, Attorney, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Illarion V. Turko (NAME)	First Republic Mortgage (NAME)	114-14-0 A
720 Woodland Way (ADDRESS)	6012 Wilmington Pike (ADDRESS)	003.00
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Dayton, Ohio 45459 (CITY) (STATE) (ZIP)	8D 65302

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, Herbert D. Taylor and wife, Susan K. Taylor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Illarion V. Turko and wife, Irina A. Pikuleva

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:

BEING Lot No. 3 on the Final Plat, Section 1, Woodland Forest, a Planned Unit Development, of record in Book 6900, pages 534, 535 and 536, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Herbert D. Taylor and wife, Susan K. Taylor by deed from Irina Pikuleva and husband, Illarion V. Turko of record in Book 9488, page 175, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 7207, page 851, Book 7439, page 487, Book 7596, page 684 and Book 7596, page 692, said Register's Office.

49633
IDENTIFICATION REFERENCE

95 APR -7 AM 8:10

unimproved ( )
This is improved (X) property, known as 720 Woodland Way, Nashville, Tennessee 37209
(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 5th day of April 19 95

Herbert D. Taylor

Susan K. Taylor

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 Herbert D. Taylor and wife, Susan T. Taylor

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 Goodlettsville xxx Nashville, Tennessee, this 5th day of April 19 95

Commission expires _____

Notary Public

PHILLIP G. [illegible]
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 23 1997

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 _____.

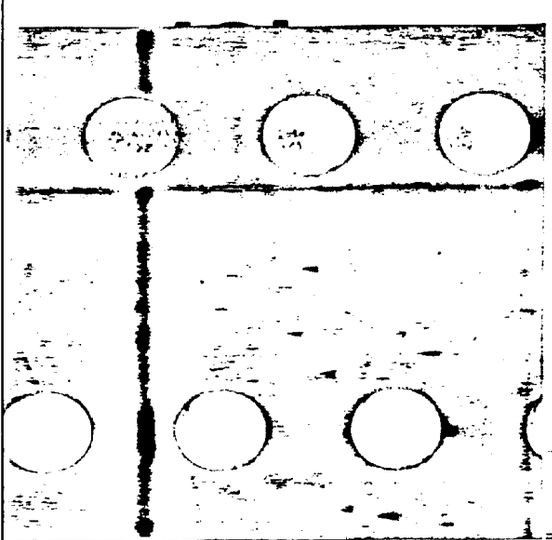
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

RECEIVED FOR RECORD [illegible]

454411



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

RECEIVED OF _____ BOOK 9640 PG 297

FOR _____

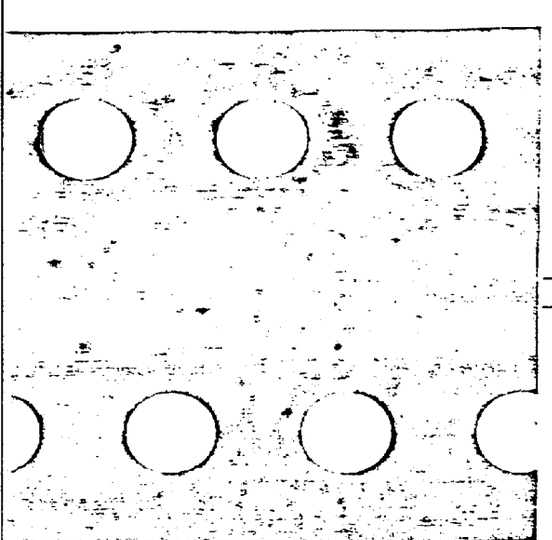
CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

AMT	120300.00
CON TX	445.11
PRFEE	1.00
MMEED	8.00
TOTAL	454.11
CHECK	454.11

[illegible] 01 09:09 0001 8741

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



49633

IDENTIFICATION REFERENCE

[illegible] -7 AM 9:10

[illegible]

No. 898251