BOOK 9659 PG 512

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON FILE BOX 45
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,000.00

Marina Mailyan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April 19 95

Notary Public

MY COMMISSION EXPIRES: January 20, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marina Mailyan (NAME)	Franklin National Bank (NAME)	MAP 147-7-B
4958 Edmondson Pike, #H-44 (ADDRESS)	230 Public Square (ADDRESS)	PARCEL 44CO
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Franklin, TN 37064 (CITY) (STATE) (ZIP)	06DU27573

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, Mitchell J. Stein, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marina Mailyan, and Ernest A. Avanesov and Kamilla Avanesova unmarried wife,

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:

Unit No. H-44, Parcel 44, in Woodlea Place Townhouses, as of record in Book 5050, page 101, 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 Mitchell J. Stein, unmarried, by deed from Frank Bumstead, Successor Trustee, of record in Book 5277, page 865, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 5050, Page 101; Book 5197, page 544; and Book 6636, page 970, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed and By-Laws of record in Book 5197, page 544; and Book 5197, page 585, Register's Office for said County.

95 MAY -1 PM 2:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 56449

unimproved ( )
This is improved (X) property, known as 4958 Edmondson Pike, #H-44, Nashville, TN 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 my hand this 28th day of April 19 95

Mitchell J. Stein

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9659 PG 513

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mitchell J. Stein, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of April, 1995.

Commission expires January 20, 1999

Notary Public

DANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN.

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 _____.

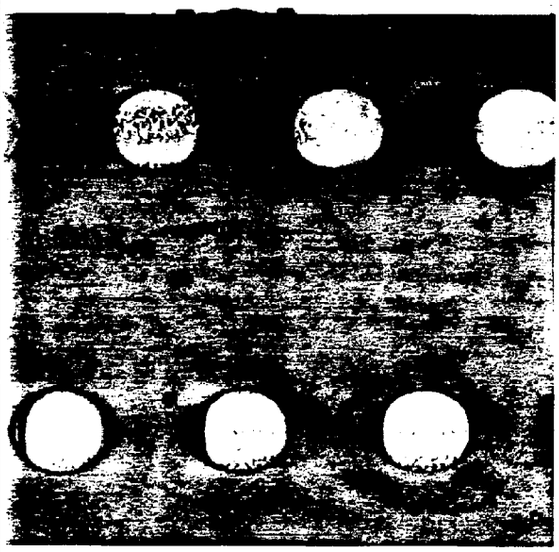
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

5253 05/01 0101 03CHECK

142-20



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

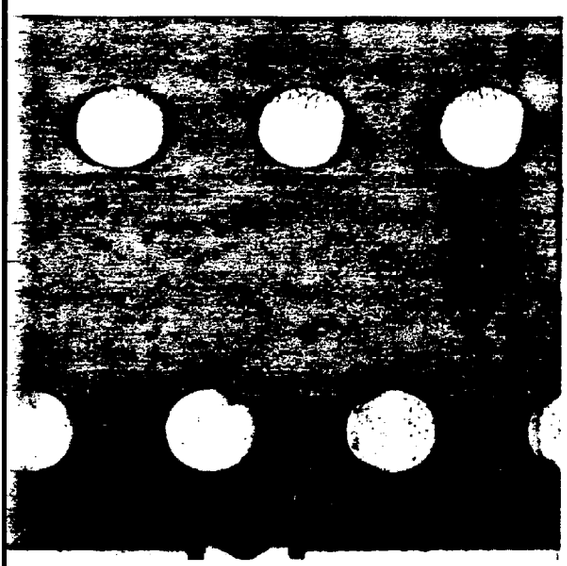
RECEIVED OF _____

FOR _____

BOOK 9659 PG 514

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 36000.00
MOR TX 133.20
VOID
MOR TX 133.20-
CON TX 133.20
PRFEE 1.00
WDEED 8.00
TOTAL 142.20
CHECK 142.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56449
IDENTIF. & REFERENCE

95 MAY -1 PM 2:10

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

05/01/95 01 14:13 0001 6253

No. 905679