PREPARED BY (AND RETURN TO)

F. 9719:847

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (djh) Title No: 36678
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Igor A. Feoktistov Anna S. Feoktistova 7217 Magnolia Hills Drive Nashville, TN 37221	First Republic Mortgage Co. 3310 West End Avenue Nashville, TN 37203

TAX MAP-PARCEL NUMBERS: 155-12-A-005

WARRANTY DEED
(Corporate)

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **South Harpeth Construction Co., Inc.**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Igor A. Feoktistov and spouse, Anna S. Feoktistova,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 5 on the plan of Magnolia Hills, of record in Book 7900, page 782, as amended in Book 7900, page 809, Register's Office for said County.

SAID Lot No. 5 fronts 73.00 feet on the southerly margin of Magnolia Hills Drive and extends back 216.13 feet on the westerly line and 170.15 feet on the easterly line to a broken line in the rear, measuring 114.04 feet thereon.

BEING the same property conveyed to South Harpeth Construction Co., Inc., a Tennessee Corporation by deed from J & J Development Co., Inc., a Tennessee Corporation of record in Book 9608, page 771, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to restrictive covenants of record in Book 9498 Page 329 and Book 9499, page 860 said Register's Office, and to the matters set forth in the referenced Plan of record.

This is improved property, known as: 7217 Magnolia Hills Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's successors and

representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of June, 1995.

9719:843

South Harpeth Construction Co., Inc.

By: James B. Hudgins
Title: President

State of Tennessee
County of Davidson

Before me, the undersigned, personally appeared James B. Hudgins with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as President (or other officer authorized to execute this instrument) of South Harpeth Construction Co., Inc., the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 30th day of June, 1995.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: EXP. 7/27/96

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 139900.00

Affiant

Sworn and subscribed before me on the 30th day of June, 1995.

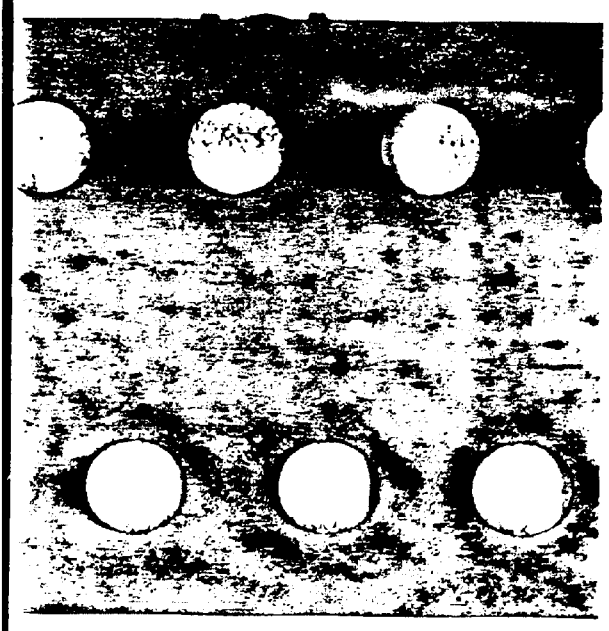
Notary Public

My Commission Expires: PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

RECEIVED 95 JUL -3 PM 12:50
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

1995 07 03 0101 03CHECK 528.50

00756.59
IDENTIFICATION REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

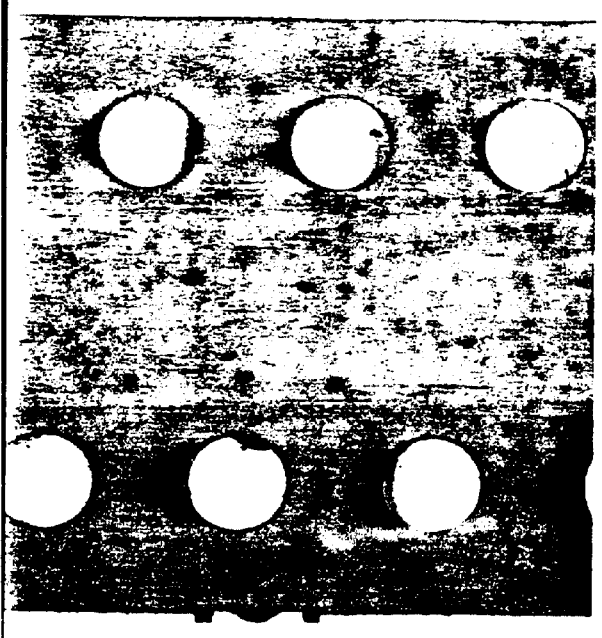
RECEIVED OF _____

FOR _____

BOOK 9719 PG 843

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
139900.00
CON TX 517.63
PRFEE 1.00
MDEED 8.00
TOTAL 526.63
CHECK 526.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/03/95 01 12:53 0001 7389

0075659
IDENTIF. # REFERENCE

95 JUL -3 PM 12:51
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 826547