BOOK 9791 PG 807

Box 1

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 213,972.90

Vesta Hazelwood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF September 1995

Notary Public

MY COMMISSION EXPIRES: October 9, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Everett D. Kilgrow	Owner	164
(NAME)	(NAME)	
3123 Windemere Circle	3123 Windemere Circle	36
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	2D2745
(CITY) (STATE) (ZIP)	(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, Serge Lukjan and wife, Faina Lukjan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Everett D. Kilgrow and Betty H. Kilgrow

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 the 2nd. Civil District of Davidson County, Tennessee, more particularly described according to a survey made by J. Clifton Price, Surveyor, on September 1, 1986, as follows:

Beginning at a spike located in the southwestwardly margin of Murfreesboro Road the common front corner of the land herein described and a tract of 0.658 acres shown in a said survey; thence with the margin of Murfreesboro Road South 43 degrees, 41' 37" east 525.44 feet to an iron pin in the southwest margin of Murfreesboro Road; thence leaving said road south 89 degrees 15' west 1031.48 feet to an iron pin; thence north 3 degrees, 41' 53' east 122.83 feet to a spike in the center of an unnamed lane; thence north 73 degrees, 58' 03" east 566.85 feet to an iron pin; thence north 45 degrees 22' 53" east 162.80 feet to the point of beginning, containing 4.96 acres.

Being the same property conveyed to Serge Lukjan by deed of record in Book 9789, Page 255, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Faina Lukjan joins in this conveyance, with the consent of the grantor spouse for the purpose of waiving homestead and/or other marital rights thay may be granted to a spouse by law in the property.

( ) unimproved ( ) (XX) improved property, known as 3541 Murfreesboro Rd., Antioch, TN 37013
(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 8th day of September 1995

Serge Lukjan

Faina Lukjan

BOOK 9791 PG 808

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 Serge Lukjan And Faina Lukjan

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that She executed the within instrument for the purposes therein contained. Witness my hand and official seal at Antioch, Tennessee, this 8th day of September, 1995

Commission expires October 9, 1995

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 _____

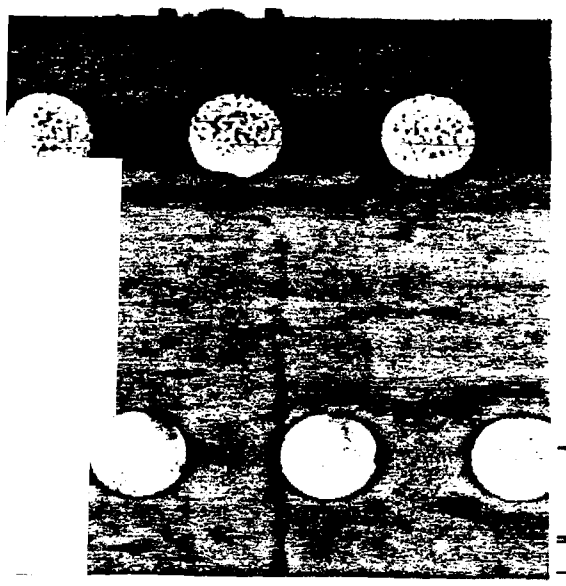
Notary Public

IDENTIF. ↑ REFERENCE

95 SEP 11 PM 2:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

2588 09/11 1101 03CHECK

800.70



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

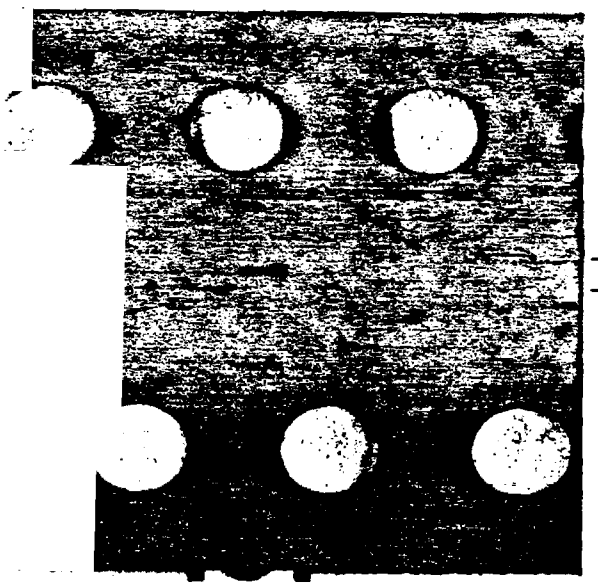
RECEIVED OF _____

FOR _____

BOOK 9791 PG 809

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



DAMT
213972.90
CON TX 791.70
PRFEE 1.00
WDEED 8.00
TOTAL 800.70
CHECK 800.70

09/11/95 01 14:09 0001 2888

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00099216
IDENTIF. ↑ REFERENCE

95 SEP 11 PM 2:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 951764