BOOK 9799 PG 690 Box 53

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 125,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF September 19 95

Notary Public

MY COMMISSION EXPIRES: 3/6/98
(AFFIX SEAL)

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
Vladimir V. Drozdoff (NAME)	First Republic Mortgage (NAME)	103-3-218 &
5005 Wyoming Avenue (ADDRESS)	6012 Wilmington Pike (ADDRESS)	103-3-196
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Dayton, OH 45459 (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, John M. Pugh and wife, Gayla B. Pugh

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vladimir V. Drozdoff and wife, Donna L. Buehler

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:

Tract No. I: Land in the 25th Ward of the City of Nashville, Davidson County, Tennessee, being part of the E. A. Elam 5 acre tract, and described as follows:

Beginning at a point in the southerly margin of Wyoming Avenue, 100 feet west of the westerly margin of the 50th Avenue North, at the northwest corner of the property conveyed to W. C. Sells and wife, of record in Book 1368, page 40, Register's Office for said County; thence southerly along Sell's westerly line, 150.4 feet; thence westerly parallel to the southerly margin of Wyoming Avenue, 50 feet; thence northerly 150.4 feet to the southerly margin of Wyoming Avenue; thence easterly along said Avenue 50 feet to the beginning.

Tract No. II: Land in Davidson County, Tennessee, being part of the E. A. Elam Tract, described as follows:

Beginning at the southeast corner of the property conveyed to Melvin A. Karnes and wife, by deed from Frederick B. Rogers and wife, of record in Book 2909, page 27, Register's Office for said County; thence with Karnes southerly line westwardly 50 feet to his southwest corner, being the easterly line of the property conveyed to C. M. Holland, Sr. and wife, by deed from Ruth P. Anthony, of record in Book 2745, page 150, said Register's Office; thence with said line southwardly 101.6 feet, more or less, to Holland's southeast corner; thence eastwardly 50 feet; thence northwardly 101.6 feet, more or less, to the beginning.

Being the same property conveyed to John M. Pugh and wife, Gayla B. Pugh by deed from W. Van Barron and wife, Dorrie D. Barron, of record in Book 8283,

CONTINUED

unimproved ( )
This is improved (X) property, known as 5005 Wyoming Avenue, 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 15th day of September 19 95

John M. Pugh

Gayla B. Pugh

BOOK 9799 PG 691

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 John M. Pugh and wife, Gayla B. Pugh

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 15th day of September, 19 95

Commission expires 3/6/99

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

--CONTINUED FROM PAGE 1--

page 310, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (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.

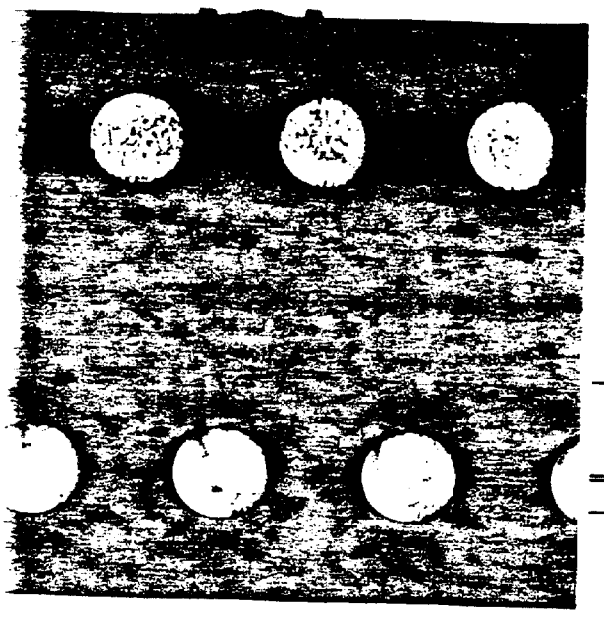
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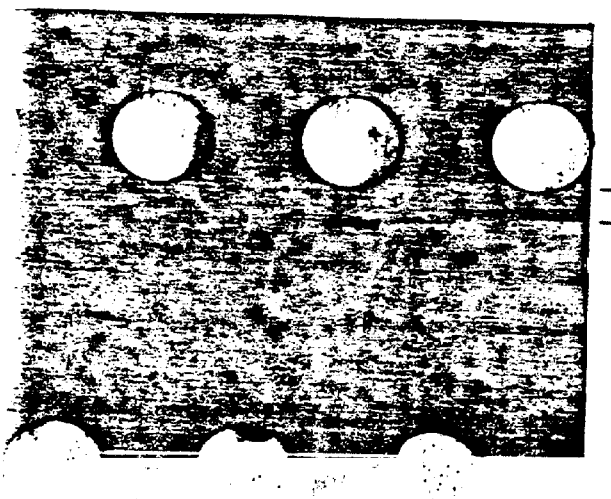
IDENTIF. & REFERENCE

95 SEP 20 AM 10:02
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

5625 09/20 1101 03CHECK

472.43





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9799 PG 692

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
125250.00
CON TX 463.43
PRFEE 1.00
WDEED 8.00
TOTAL 472.43
CHECK 472.43

09/20/95 01 10:02 0001 5925

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01019577
IDENTIF. ← REFERENCE

95 SEP 20 AM 10:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 954763