STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 70,000.00 FEE $

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
30th DAY OF April 1996

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MY COMMISSION EXPIRES: My Commission Expires September 28, 1997
(AFFIX SEAL)

BK/ 10040 PG 266

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexei Rojanets	NationsBanc Mortgage Corporation	161-1-A-77.00-CO
(NAME)	(NAME)	
5302 Edmondson Pike	2059 Northlake Parkway	06DU-81778
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Tucker, GA 30084	
(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, Tula C. Miles, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alexei Rojanets, unmarried

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 Unit No. 5302 as shown on the Plat of Danbury, of record in Book 6612, page 122, Register's Office for Davidson County, TN, together with an undivided interest in the common elements of the Danbury Homeowners Association, all as described in Book 6612, page 75, et seq., said Register's Office.

Being the same property conveyed to Tula C. Miles, unmarried, by deed from Randall C. Donaldson, of record in Book 9526, Page 298, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1996 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 6612, page 122, being Exhibit C to Master Deed; Master Deed of record in Book 6612, page 75 and By-Laws of record in Book 6612, page 67; Easements of record in Book 6612, page 105; Book 6461, page 530; Rights of tenants in possession unrecorded leases; and Agreement to grant sewer and water easements as described in release between Gertrude Tibbs Ezell and First Wisconsin Mortgage Company dated 7/19/77; all of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
Improved (X) property, known as 5302 Edmondson Pike, 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 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 30th day of April 19 96

Tula C. Miles

Tula C. Miles

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 Tula C. Miles, Unmarried

the bargainor 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 Brentwood, Tennessee, this day of April 19 96.

Commission expires

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires September 28, 1997

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

BOOK 10040 PG 267

WARRANTY DEED

FROM

Tula C. Miles

TO

Alexei Rojanets

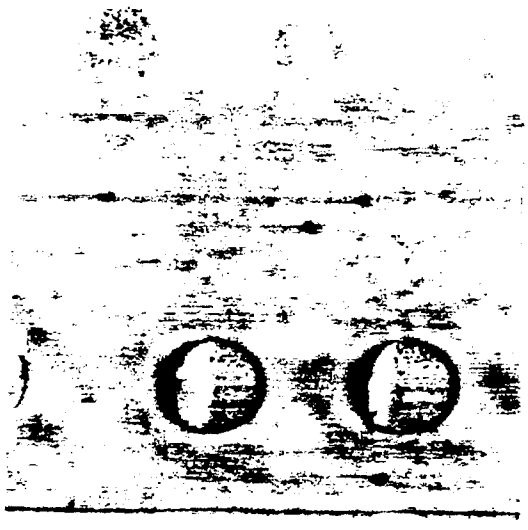
RETURN TO:

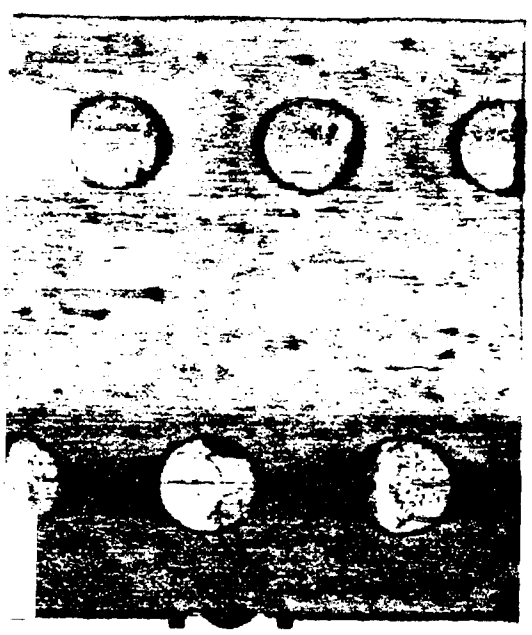
GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

IDENTIF. & REFERENCE

96 MAY -6 AM 9:35

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10040 PG 268

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	70000.00
CON TX	259.00
PRFEE	1.00
WDEED	8.00
TOTAL	268.00
CHECK	268.00

05/06/96 01 09:38 0001 8270

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01178707
IDENTIF. ↑ REFERENCE

96 MAY -6 AM 9:35

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1036290