BOOK 10595 PG 970

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August 19 97

Notary Public

My Commission Expires March 27, 1999

MY COMMISSION EXPIRES 3-27-99
(AFFIX SEAL)

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
James R. Grover	Volunteer Trust Company	161-1-A-77.00CO
(NAME)	(NAME)	
5302 Edmondson Pike	1501 Hatcher Lane, P.O. Box 995	06DU-81778
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Columbia, TN 38402	
(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, Alexei Rojanets and wife Beth Rojanets

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Grover, 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:

Land in Davidson County, TN, BEING Unit No. 5302 on the Plan 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 Alexei Rojanets, unmarried by deed from Tula C. Miles, unmarried, of record in Book 10040, Page 266, Register's Office for Davidson County, TN.

The said Alexei Rojanets having since married and his spouse, Beth Rojanets hereby joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Alexei Rojanets.

This conveyance is subject to the following: Taxes for the year 1997 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; By-Laws of record in Book 6612, page 67; Master Deed of record in Book 6612, page 122; 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 desvribed 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 ( )
This is 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 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 29th day of August 19 97

Alexei Rojanets by Mark E. Lonsway Attorney in Fact
Alexei Rojanets, BY: Mark E. Lonsway, Attorney-In-Fact

Beth Rojanets by Mark E. Lonsway Attorney in Fact
Beth Rojanets, BY: Mark E. Lonsway, Attorney-In-Fact

BOOK 10595 PG 971

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Mark E. Lonsway **with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney-in-Fact for** Alexei Rojanets and wife Beth Rojanets **, the within named bargainor(s), and that he/she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of** Alexei Rojanets and wife Beth Rojanets **the within named bargainor(s) by the said** Mark E. Lonsway **, as such Attorney-in-Fact.**

Witness my hand and official seal at office in Brentwood, Tennessee on this the 29th **day of** August **, 199**7**.**

NOTARY PUBLIC

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires March 27, 1999

My Commission Expires: 3-27-99

WARRANTY DEED

FROM

Alexei Rojanets

TO

James R. Grover

RETURN TO:

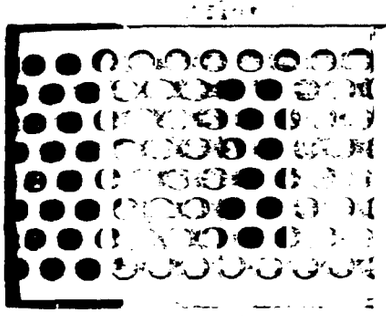
GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

RECEIVED FOR REFERENCE
97 SEP -4 PM 3:09
REGISTER
DAVIDSON COUNTY, TN.

4894 09/04 0101 03CHECK

295.01

134504.9



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

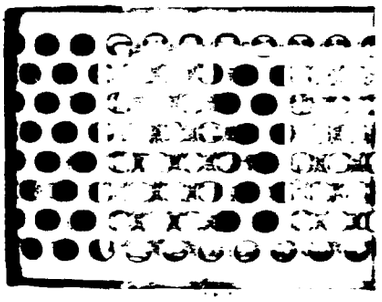
FOR _____

BOOK 10595 PG 972

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 77300.00
				CON TX 286.01
				PRFEE 1.00
				WDEED 8.00
				TOTAL 295.01
				CHECK 295.01
09/04/97	01	15:08	0001	4894

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0345049
IDENTIFICATION REFERENCE

97 SEP -4 PM 3:09
REGISTER
DAVIDSON COUNTY, TN.

No. 1194371