WARRANTY DEED

Send Tax Statements To:
Jimmy Fedorkevich
101 Gillespie Drive, #2305
Franklin, TN 37067

Name and Address of New Owners:
Jimmy Fedorkevich and Wife,
Esther Fedorkevich
101 Gillespie Drive, #2305
Franklin, TN 37067

This Instrument Prepared By:

Law Offices Of:
Lawrence Vogan, P.C.
845 Bell Road
Antioch, TN 37013

From Information Furnished By
The Parties

Map 17208-B Parcel 13

BOOK 11475 PG. 866

STATE OF TENNESSEE)
COUNTY DAVIDSON)

THIS INDENTURE, Made the 7th day of May, in the year one thousand nine hundred and Ninety Nine, between Abe Massi and Wife, Bosede Massi,County of Davidson, and State of Tennessee, as party or parties of the first part, hereinafter called Grantor, and Jimmy Fedorkevich and Wife, Esther Fedorkevich, as parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the revised final Plan of Bridle Downs, Phase I, as shown on plat of record in Plat Book 6900, page 701-703, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Abe Massi and wife, Bosede Massi by special deed from Sun Trust Bank, dated March 29, 1996, recorded April 2, 1996, Book 10000, Page 560, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Jimmy Fedorkevich and Wife, Esther Fedorkevich, their heirs and assigns, forever.

I covenant with the said Grantee that I am lawfully seized and possessed of said parcel of real estate, and that I have a good right to convey the same and that it is unencumbered, except for the lien of the 1998 real property taxes, which taxes are assumed by the Grantees, ~~and except by lien of the aforesaid deed of trust.~~

IDENTIFICATION REFERENCE
98088162

99 MAY 12 PM 1:45
A. D. KENNEDY REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

RECEIVED FOR RECORD 61 29

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

R.M.

I further covenant and bind myself, my heirs and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 7th day of ~~November, 1998~~ MAY 1999.

Abe Massi

Abe Massi

Bosede massi

Bosede Massi

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 11475 PG. 867

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Abe Massi and Bosede Massi, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged themselves to be the person who executed the within instrument (Warranty Deed) acknowledged that they executed the same as the free act and deed of said individuals, and for the purposes therein contained.

Lawana Voss

Notary Public

My Commission Expires: 7/27/2002

AFFIDAVIT

I(We) hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $12,500, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

BOOK 11475 PG. 868

Jimmy Fedorkevich

Esther Fedorkevich

Sworn to and subscribed before me,
this the 7th day of May, 1999.

Notary Public

My commission expires: 7/27/2002

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

BOOK 11475 PG. 869

05861162

IDENTIFICATION REFERENCE

99 MAY 12 PM 1:45

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	12500.00
CON TX	46.25
PRFEE	1.00
MOFEE	12.00
CFEE	2.00
TOTAL	61.25
CHECK	61.25

05/12/99 CL 13:49 0001 5182

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1459827