THIS INSTRUMENT PREPARED BY:
George E. Mudter, Jr., Esq.
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215
(615) 383-4429

FTEC File No. 16738
File Box 9-B

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is: $138,500.00

M. Montague
Affiant

Subscribed and sworn to before me, this 31st day of August 1999.

Wanda F. Nokes
Notary Public

My Commission Expires: 10/9/2001

WANDA F. NOKES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
YURIY KOVALENKO	FT MORTGAGE COMPANIES	141-6-A
7728 Poplar Ridge Drive	111 Westwood Place, Ste. 109	54.00 CO
Nashville, Tennessee 37221	Brentwood, Tennessee 37027	9D82980

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, S. SPENSER ADEN AND WIFE, KIMBERLY W. ADEN ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to YURIY KOVALENKO AND WIFE, NINA KOVALENKO ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7728 Poplar Ridge Drive, Nashville, TN

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of August, 1999.

S. SPENSER ADEN

KIMBERLY W. ADEN

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, S. SPENSER ADEN AND WIFE, KIMBERLY W. ADEN, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of _____, _____.

My Commission Expires: 9/18/99

Notary Public

WARDEED

OFFICE OF CT 0101 03CHECK 523.45
MAIL BAY
RECORDED
99 SEP -2 AM 8:
DAVIDSON COUNTY.
0631488
REFERENCE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Section Four Poplar Ridge, as of record in Plat Book 9700, page 119, Register's Office for said County, to which plan reference is made for a more complete description.

EXHIBIT "A"

Being the same property conveyed to S. Spenser Aden and wife, Kimberly W. Aden by deed from Karl E. Haury, Jr. and wife, Judy B. Haury of record in Book 10205, page 498, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 8113, page 105, made applicable in Book 10322, page 76; (3) By-Laws of record in Book 8113, page 116, (4) Dedication of common area of record in Book 8292, page 969; (5) Charter of record in Book 8232, page 501; (6) Easements of record in Book 8292, page 975, Book 787, page 17, Book 4364, page 895, Book 4116, page 151, Book 3003, page 185, and Book 9612, page 396, and (7) Allmatters appearing on the Plan of record in Plat Book 9700, page 119, said Register's Office.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11646 PAGE 109

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

0631488

IDENTIFICATION REFERENCE

99 SEP -2 AM 8:53

REGISTER
DAVIDSON COUNTY, TN.

EAMT

	13F500.00
CON TX	512.45
FRFEE	1.00
MORTG	8.00
CFEE	2.00
TOTAL	523.45
CHECK	523.45

09/02/99 01 08:53 0001 3806

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1511848