This Instrument Prepared By:
Gibson & Gregory
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

40A

ADDRESS NEW OWNER:

Boris Bukengolts and wife,
Tania Bukengolts
562 Doral Country Drive
Nashville, TN 37221

MORTGAGEE:
Roberg Financial, L.P.
P. O. Box 199077
Dallas, TX 75219-9077

Davidson County DEEDWARR
Recvd: 03/14/03 15:57 2pgs
Fees:13.00 Taxes:199.80

20030314-0034688

SEND TAX BILL:
Roberg Financial, L.P.
P. O. Box 199077
Dallas, TX 75219-9077

MAP AND PARCEL:
142-03-0-A,
315.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Janice Brown Allen and Nancy Brown Allen, both unmarried ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Boris Bukengolts and wife, Tania Bukengolts, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 315 on the Plan of Deer Lake Retirement Community, of record in Plat Book 5050, pages 62 and 63, amended in Book 5589, page 949, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Deer Lake Retirement Community, a horizontal property regime established by Master Deed of record in Book 5097, page 529, said Register's Office.

Being the same property conveyed to Janice Brown Allen and Nancy Brown Allen by Quitclaim Deeds from George T. Guthrie, Sr. of record in Instrument No. 2000919-0092987; Instrument No. 20010614-0063162, and Instrument No. 20030314-0034687 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 315 Deer Lake Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 13th day of March, 2003.

Janice Brown Allen

Nancy Brown Allen

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Janice Brown Allen and Nancy Brown Allen, both unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 13th day of March, 2003.

Notary Public

My Commission Expires: 1/29/05

CATHERINE H. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $54,000.00.

AFFIANT

Subscribed and sworn to before me
this 13TH day of March, 2003.

NOTARY PUBLIC

My Commission Expires: 1/29/05

CATHERINE H. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005