file

BOOK 7205 PAGE 175 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,900.00

Andrea M Beaudet
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April 19 87

Ann B. Dietz
Notary Public

MY COMMISSION EXPIRES: November 1, 1987
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co.,, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee:	MAP-PARCEL NUMBERS
Andrea M. Beaudet, unmarried (NAME)	City Federal Savings Bank (NAME)	150-10
3258 Luann Drive (STREET ADDRESS OR ROUTE NUMBER)	125 Belmont Drive (STREET ADDRESS)	118.00
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Somerset, NJ 08873 (CITY) (STATE) (ZIP)	

FOR AND IN 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, Christopher Kirya and wife, Elizabeth Kirya

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrea M. Beaudet, 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, Tennessee, being Lot No. 29B of the Zone Lot Division of Lots 21 thru 30 Cherry Hills, Section 12, as of record in Plat Book 6250, Page 466, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Christopher Kirya by deed from Artie Goodrum, of record in Book 7137, Page 973, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Elizabeth Kirya joins in this conveyance for the sole purpose of conveying any marital rights she may have.

This instrument is executed on behalf of Elizabeth Kirya by Christopher Kirya as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 7205, Page 174, in the Register's Office for Davidson County, Tennessee.

APR 16 10 36 AM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

15588

This is improved (XX) unimproved ( ) property, known as 3258 Luann Drive, Antioch, TN 37013
(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 our hands this 14th day of April, 19 87

Christopher Kirya

Elizabeth Kirya
By: Christopher Kirya, Attorney-in-fact

Christopher Kirya
Attorney

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher Kirya and wife, Elizabeth Kirya

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 14th day of April, 19 87.

Commission Expires November 1, 1987

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____. 19____.

Commission Expires _____

Notary Public

WARRANTY DEED

FROM

TO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of April, 1987 before me personally appeared Christohper Kirya to me known to be the person who executed the foregoing instrument in behalf of Elizabeth Kirya and acknowledged that he executed the same as the free act and deed of the said Elizabeth Kirya through Power of Attorney granted him by the said Elizabeth Kirya.

Commission expires: 11/1/87

Notary Public

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

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

RECEIVED OF _____

FOR _____ BOOK 7205 PAGE 177

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

59[illegible] . [illegible] CAMT.
167.[illegible] STAX
.50 [illegible]
3.00 [illegible]
CHECK 174.2[illegible]
55053.04/16/87 BAL .[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15588

IDENTIFICATION REFERENCE

APR 16 10 37 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 70113