BOOK 8797 PAGE 117

WARRANTY DEED

FROM: JOHN H. NOEL, III, TRUSTEE
TO: Jacob Chianurov and wife, Rima Chianurov

Address New Owner(s):
Mr. Jacob Chianurov
Elektrastr, 5/16
Munich 81, Germany 8000

Send Tax Bills to:
BORIS MALTSEV
561 LAUREL PARK DRIVE
NASHVILLE, TN 37205

Map-Parcel No.
129-14-A-113CO

This instrument prepared by: Mimi S. Hurd, Attorney at Law, 2205 State Street, Nashville TN 37203 mail

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $58,000.00.

Boris Maltsev.
AFFIANT

Subscribed and sworn to before me, this the 25th day of November, 1992.

NOTARY PUBLIC

My commission expires: March 23, 1996

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS, cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, JOHN H. NOEL, III, TRUSTEE, hereinafter called "Grantor," has this day bargained and sold, and does hereby transfer and convey unto JACOB CHIANUROV and wife, RIMA CHIANUROV hereinafter called "Grantees", their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Apartment Unit No. 1001, of Wessex Towers Condominium created under Title 64, Sections 2701, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Central Tennessee Investment Company, Inc., of record in Book 5414, Page 634, as amended at Book 5599, page 39; Book 5792, page 982 and Book 6478, page 742, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Wessex Towers Condominium Apartments, of record in Book 5200, page 142, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to John H. Noel, III, Trustee, by Warranty Deed from Tennessee Properties, Limited of record in Book 5704, page 358, Register's Office for Davidson County, Tennessee.

This is improved property, known as Unit No. 1001 Wessex Towers Condominium, 6666 Brookmont Terrace, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their heirs and assigns, forever. Grantor covenants that he 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:

1. Taxes for the year 1992, a lien due and payable but not delinquent.

2. All terms and provisions of the Master Deed of record in Book 5414, page 634, Register's Office, Davidson County, Tennessee. Said Master Deed was amended in Book 5599, page 39; Book 5792, page 982 and Book 6478, page 742, said Register's office.

3. All terms and provisions of the Charter of Wessex Towers Condominium Association, Inc., of record in Corporation Book Volume 67, page 1023, in the Office of the Secretary of the State of Tennessee, and in Book 5412, page 451, Register's Office, Davidson County, Tennessee, and the By-Laws and rules and regulations of said corporation.

4. Easements, restrictions and encroachments as shown on the plat of Wessex Towers Condominium Apartments of record in Book 5200, page 142, Register's office, Davidson County, Tennessee.

5. Rights of tenants under existing lease, if any.

Grantor further covenants and binds himself, his successors and assigns, to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons.

Grantees by acceptance of this deed hereby join in and accept, and agree to be bound by the foregoing instruments creating Wessex Towers Condominium Association, Inc. Said Grantees further agree hereby to pay all assessments whether special or general which are levied by Wessex Towers Condominium Association, Inc. in connection with Wessex Towers Condominium. Grantees specifically consent to the terms and conditions of Paragraph 7 of the Master Deed as amended providing for the retention of a lien in favor of the Association to secure the payment of all such assessments and power of sale to enforce the assessment lien.

IN WITNESS WHEREOF, the parties have executed this instrument on this 25 day of November, 1992, effective as of the 1st day of December 1992.

"GRANTOR"

John H. Noel, III, Trustee

"GRANTEES"

Jacob Chianurov
by Boris Maltsev, Attorney-in-Fact

Jacob Chianurov
by Boris Maltsev, Attorney-in-Fact

Rima Chianurov
by Boris Maltsev, Attorney-in-Fact

Rima Chianurov
by Boris Maltsev, Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Mimi S. Hurt, a Notary Public in and for said County and State, John H. Noel, III, Trustee, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 25th day of November, 1992.

MIMI S. HURT NOTARY PUBLIC AT LARGE STATE OF TENN.

Notary Public

My Commission expires: March 23, 1996

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Mimi S. Hurd, Notary Public of said State and County, Boris Maltsev, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Jacob Chianurov, the maker, and is authorized by Jacob Chianurov to execute this instrument on his behalf.

Witness my hand, at office, this 25th day of November, 1992.

Notary Public

My Commission Expires: March 23, 1996

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Mimi S. Hurd, Notary Public of said State and County, Boris Maltsev, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Rima Chianurov, the maker, and is authorized by Rima Chianurov to execute this instrument on her behalf.

Witness my hand, at office, this 25th day of November, 1992.

NOTARY PUBLIC AT LARGE STATE OF TENN.

Notary Public

My Commission Expires: March 23, 1996

1073 11/25 0101 03CHECK 227.60

6 8 1 8 1.

IDENTIFICATION REFERENCE:

NOV 25 3 56 PM '92

JOE Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 8797 PAGE 120

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

LAMT 58000.00
CON TX 214.60
PRFEE 1.00
WDEED 12.00
TOTAL 227.60
CHECK 227.60

11/25/92 01 15:54 0001 1072

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 8 1 8 1

IDENTIFICATION REFERENCE

NOV 25 3 56 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 594791