Realty 48

WARRANTY DEED

BOOK 9514 PG 383

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 79,900.00
X Boris Fedorovich Maltsev
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF October 19 94
Notary Public
MY COMMISSION EXPIRES: June 28, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell & Trentham, P.O. Box 1369, Brentwood, TN 37024

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alla Zeylikovna Maltsev (NAME)	Matrix Financial Services Corp. (NAME)	128-11-0 032.00
521 Holt Valley Road (ADDRESS)	5775 Peachtree-Dunwoody Rd. C120 (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Atlanta, GA 30342 (CITY) (STATE) (ZIP)	

FOR AND 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, Billy M. Ingram and wife, Karen E. Ingram

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alla Zeylikovna Maltsev and husband, Boris Fedorovich Maltsev

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, TN, being Lot No. 10 on the Plan of Holt Meadows, of record in Plat Book 4300, Page 174, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Billy M. Ingram and wife, Karen E. Ingram by deed from Joseph H. Ennis and wife, Kathy W. Ennis of record in Book 6884, Page 424, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 4767, Page 930, and all matters shown on the Plan of Record.

06917 IDENTIF. ← REFERENCE

94 NOV -7 PM 3:26 FELIX A. ... REGISTER DAVIDSON COUNTY, TN.

5639 11/07 0101 03CHECK 304.63

unimproved ( )
This is improved (X) property, known as 521 Holt Valley Road, Nashville, TN 37221
(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 hand s this 25th day of October 19 94

Billy M. Ingram

Karen E. Ingram

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 9514 PG 384

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billy M. Ingram and wife, Karen E. Ingram

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 Brentwood, Tennessee, this 25th day of October, 1994.

Commission expires June 28, 1995

Notary Public

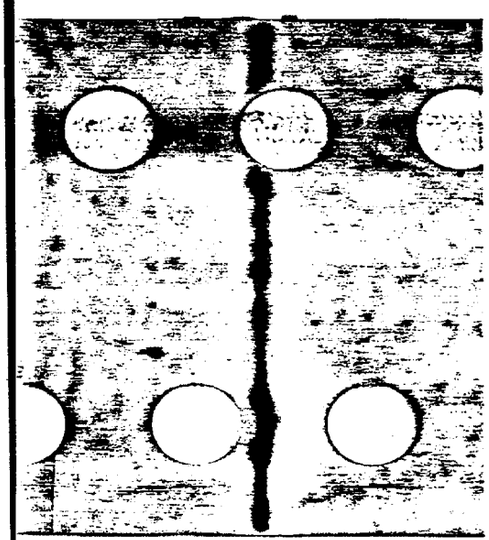
STATE OF TENNESSEE
COUNTY OF

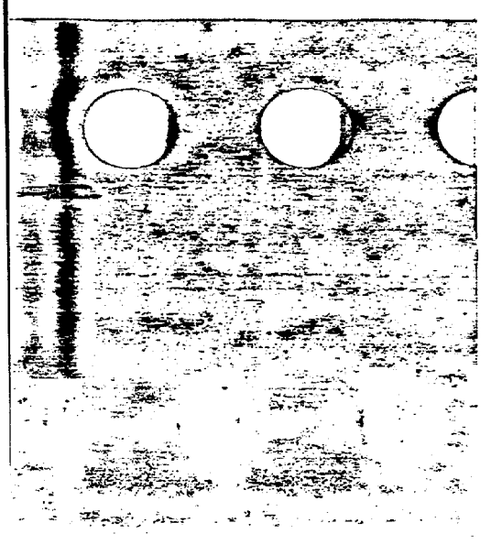
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public





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

RECEIVED OF _____

FOR _____

BOOK 9514 PG 385

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

CAMT	79900.00
CON TX	295.63
PRFEE	1.00
WDEED	8.00
TOTAL	304.63
CHECK	304.63

11/07/94 01 15:25 0001 5639

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06917
IDENTIFICATION REFERENCE

94 NOV -7 PM 3:26
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 851914