BOOK 9566 PG 945

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,500.00

Paul C. Koulakov
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December 19 94

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

**WARRANTY DEED**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Paul C. Koulakov (NAME) | First Investment Company (NAME) | MAP 73-13 |
| 1807 Rosebank Avenue (ADDRESS) | 4300 East Broad, P. O. Box 749 (ADDRESS) | PARCEL 172 |
| Nashville, TN 37216 (CITY) (STATE) (ZIP) | Columbus, Ohio 43216 (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, Grace C. Richey, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul C. Koulakov, 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:

BEING Lot No. 4 on the plan of Henderson Gardens, Section 1, of record in Book 2900, Page 75, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the southeasterly margin of Rosebank Avenue, the common corner of Lots Nos. 4 and 5; thence southeasterly with the line between said two lots 125.9 feet to a point; thence south 21 deg. 57' wet 111.7 feet to a point in the northeasterly margin of Welcome Lane; thence northwesterly with the margin of said Lane 111 feet to the beginning of a curve; thence northeasterly around said curve 39.27 feet to a point in the southeasterly margin of Rosebank Avenue; thence with the margin of the same northeasterly 117 feet to the point of beginning.

BEING the same property conveyed to Ted B. Richey and wife, Grace C. Richey by deed from Lydia B. Sutherland, of record in Book 3573, Page 85, Register's Office for said County. The said Ted B. Richey now being deceased.

Power of Attorney of record in Book 8824, Page 254, Register's Office for said County.

23779

IDENTIF. ↑ REFERENCE

95 JAN -9 AM 10: 24

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

This is improved ( X ) unimproved ( ) property, known as 1807 Rosebank Avenue, Nashville, TN 37216
(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 my hand this 30th day of December 19 94

x Grace C. Richey
Grace C. Richey
by Janice Lee Mercer
her attorney in fact

BOOK 9566 PG 946 FILE BOX 45

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____19_____ .

Commission expires _____ _____

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

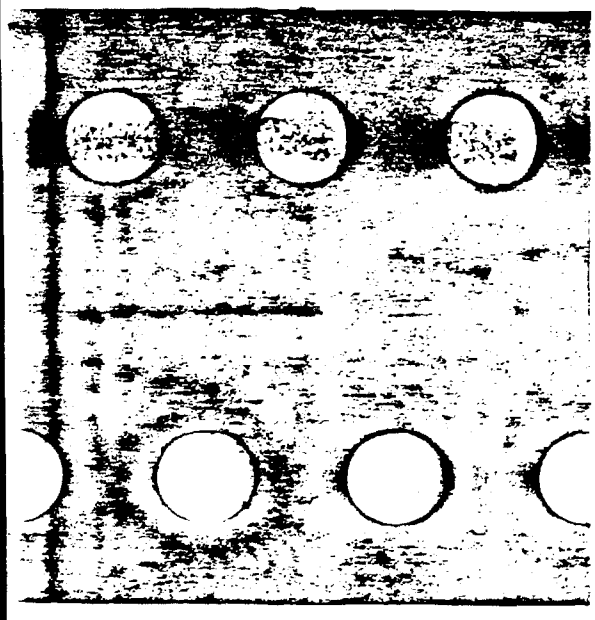
STATE OF CALIFORNIA
COUNTY OF X Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Nancye Lee Mercer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Grace C. Richey as her Attorney in Fact as the free act and deed of the within named Grace C. Richey. Witness my hand and official seal at X Mission Viejo , California the X 29th day of December, 1994 .

My Commission Expires: X February 21, 1997 X Christine Mendoza

CHRISTINE MENDOZA
COMM. #985445
Notary Public — California
LOS ANGELES COUNTY
My Comm. Expires FEB 21,1997

0264 01/09 0101 03CHECK 317.95



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 9566 PG 947

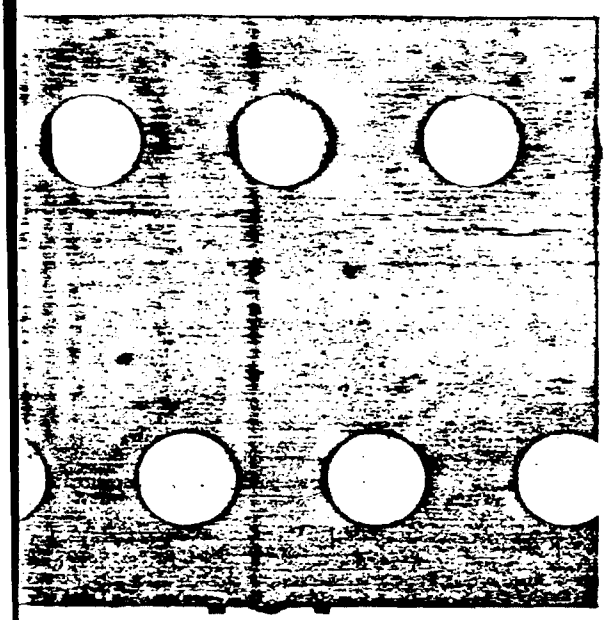
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

CAMT 83500.00
CON TX 308.95
PRFEE 1.00
WDEED 8.00
TOTAL 317.95
CHECK 317.95

01/09/95 01 10:24 0001 0264

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



23779
IDENTIF. ↑ REFERENCE

95 JAN -9 AM 10:24

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, T.N.

**No.** 870125