File Box #7
Saturn & Mazer
File #33199

BOOK 9598PG196

35186

IDENTIFICATION REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) Title No: 36131
Dav. Co. File: Box 8

95 FEB 21 AM 9:32
REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Usik Kirakosian Anait Akopian 517 Saddle Drive Nashville, TN 37221	Third National Bank in Nashville 201 4th Avenue North Nashville, TN 37230-5110

TAX MAP-PARCEL NUMBERS: 142-03-090 09D 66238

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Howard M. Whitaker and spouse, Pauline C. Whitaker,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Usik Kirakosian and spouse, Anait Akopian,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 290 on the plan of Walnut Hill Manor, Section 1, of record in Book 4460, page 108, said Register's Office.

SAID Lot No. 290 fronts 105.97 feet on the easterly margin of Saddle Drive and extends back 153.6 feet on the northerly line and 153.1 feet on the southerly line to a dead line in the rear, measuring 103.9 feet thereon.

BEING the same property conveyed to Howard M. Whitaker and wife, Pauline C. Whitaker, by deed from The Equitable Life Assurance Society of The United States, A New York Corporation, of record in Book 5785, page 172, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

SUBJECT to restrictive covenants contained in instruments of record in Book 4643, page 946; Book 5057, page 885 and Book 5440, page 138, said Register's Office; and to all matters as shown on the herein referenced Plan of record in said Register's Office.

This instrument is executed on behalf of Howard M. Whitaker by Pauline C. Whitaker as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference. Howard M. Whitaker and Howard Morrison Whitaker are one and the same person. Pauline C. Whitaker and Pauline Clark Whitaker are one and the same person.

This is improved property, known as: 517 Saddle Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of February, 1995.

Howard M. Whitaker, By: Pauline C. Whitaker, Atty-In-Fact

Pauline C. Whitaker

State of Tennessee
County of Davidson

On this 17th day of February, 1995, before me the undersigned authority, personally appeared **Pauline C. Whitaker**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 127000.00

Affiant

Sworn and subscribed before me on the 17th day of February, 1995.

My Commission Expires: 11/28/98 Notary Public

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Pauline C. Whitaker**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Howard M. Whitaker**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 17th day of February, 1995.

Notary Public

My Commission Expires: 7/27/98

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

EXHIBIT "A"
To
WARRANTY DEED

FROM: Howard M. Whitaker and Pauline C. Whitaker

TO: Usik Kirakosian and Anait Akopian

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Pauline C. Whitaker

Pauline C. Whitaker, Affiant

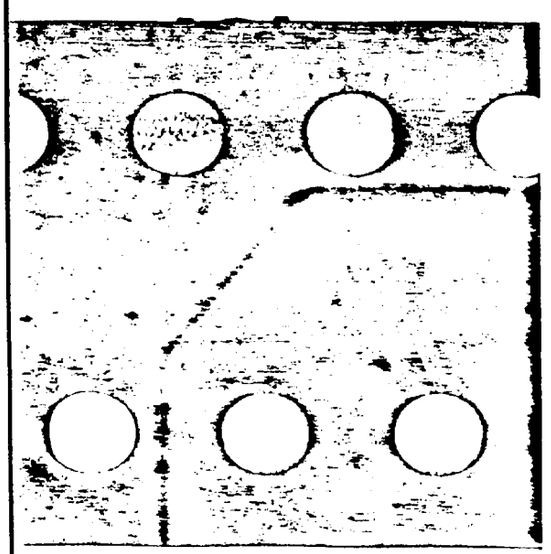
Sworn to and subscribed before me this 17th day of February, 1995.

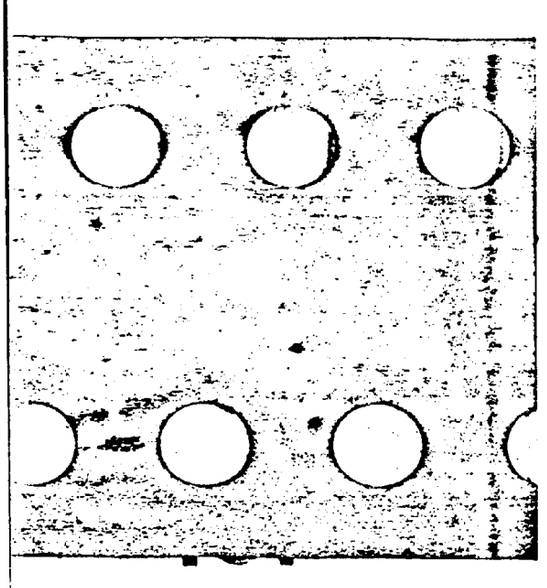
Notary Public

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

2864 02/20 0101 03CHECK 482.90





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

RECEIVED OF _____

FOR _____

BOOK 9598 PG 199

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
127000.00
CON TX 469.90
PRFEE 1.00
WDEED 12.00
TOTAL 482.90
CHECK 482.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/20/95 01 21:31 0001 2864

35186
IDENTIF. & REFERENCE

95 FEB 21 AM 9:32

REGISTER
DAVIDSON COUNTY, TN.

No. 882559