9616

Box1

# WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

Book 9616 PG 115

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,486.30

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF March 19 95

Notary Public

MY COMMISSION EXPIRES: October 10, 1995
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd. #200, Antioch, TN 37013

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Alexander L. Pevzner | KeyCorp Mortgage, Inc. | 149-02-0 |
| (NAME) 4909 Oak Barrel Drive | (NAME) P.O. Box 9000 | 125 |
| (ADDRESS) Antioch, TN 37013 | (ADDRESS) Buffalo, NY 14231-9000 | 2dx8763 |
| (CITY) (STATE) (ZIP) | (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, James D. LaGrone and wife, Rosemary R. LaGrone

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alexander L. Pevzner and wife, Galina P. Pevzner

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. 3 on the Plan of Oakwood Subdivision Phase Four of record in Plat Book 7900, Page 269, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James D. LaGrone and wife, Rosemary R. LaGrone by deed of record in Book 9209, Page 204, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to American City Bank of record in Book 9209, Page 206, said Register's Office with a present unpaid balance of approximately $89,486.30, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

The grantee assumes the personal obligation of the grantor and/or original mortgagor under the terms of the Note and any instrument, regulations or laws creating the loan to indemnify the Department of Veterans Administration or Federal Housing Administration to the extent of any claim of payment arising from the guaranty or insurance of the indebtedness.

unimproved ( )
This is improved ( XX ) property, known as 4909 Oak Barrel 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 7th 8th 9th day of March 1995

James D. LaGrone

Rosemary R. LaGrone

BOOK 9616 PG 116

STATE OF Texas
COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James D. LaGrone and wife, Rosemary R. LaGrone

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 _____, this ~~7th~~ 8th ~~D64~~ day of March, 19 95.

Commission expires _____

Notary Public

DONNA S. LINDSEY
Notary Public, State of Texas
My Commission Expires
12-4-97

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

IDENTIF. & REFERENCE

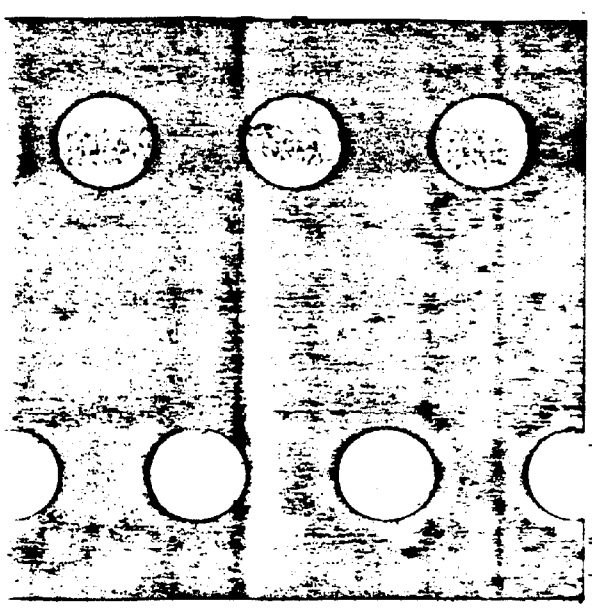
95 MAR 10 PM 1:37

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

41175

9407 03/10 0101 03CHECK

377.



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

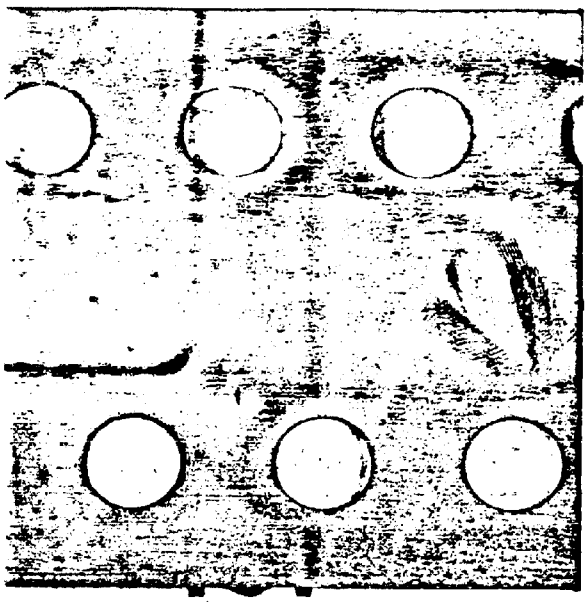
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____ BOOK 9616 PG 117

**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 |
|---|---|---|---|---|



CAMT 99486.30
CON TX 368.10
PRFEE 1.00
MISC 8.00
TOTAL 377.10
CHECK 377.10

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

03/10/95 01 13:38 0001 9407

41175
IDENTIF. ↑ REFERENCE

95 MAR 10 PM 1:37
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 889019