STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $ 165,000.00
Subscribed and sworn to before me this 19 day of October



My commission expires: My Commission Expires March 21, 1998

Affiant
Notary Public

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. #5G19385 Suite 110, 2000 Richard Jones Rd., Nashville, TN 37215	
ADDRESS OF NEW OWNER: Larisa N. Skuratovskaya	SEND TAX BILLS TO: New Owner
International House 500 Riverside Drive, Apt. 8-D-1	
STREET ADDRESS New York, NY 10027	STREET ADDRESS
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. 92-16-B-18 & 19	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,
Helen E. Walker, a married woman

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Larisa N. Skuratovskaya

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Unit Number 211 & 212, Level 4 of University Square Condominium Apartments, a horizontal property regime established by Master Deed of record in Book 7051 at page 529, the Plat of which is of record in Plat Book 6900 at page 124, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Helen E. Walker, unmarried by Deed of record in Book 7725 page 323, Register's office for said County.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record and all matters appearing on the recorded plat referenced above.

Leo Waters, husband of Helen E. Walker joins in the execution for the purpose of relinquishing all his marital rights.

Included in the above described property is Parking Space Level P-2 South #4443.

THIS IS IMPROVED PROPERTY KNOWN AS 900 19th Avenue South, Unit 211 & 212, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 19 day of October, 1995

Helen E. Walker

Leo Waters

-1123001 (9202) ELECTRONIC LASER FORMS, INC. - (313)293-8100 - (800)327-0545

State of Tennessee
County of Davidson

On this 19 day of October , 1995 , before me personally appeared Helen E. Walker and husband, Leo Waters to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged that execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

BRENT A. CAMPBELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires December 22, 1997

Notary Public

State of Tennessee
County of

On this 19 day of October , 1995 , before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

WARRANTY DEED

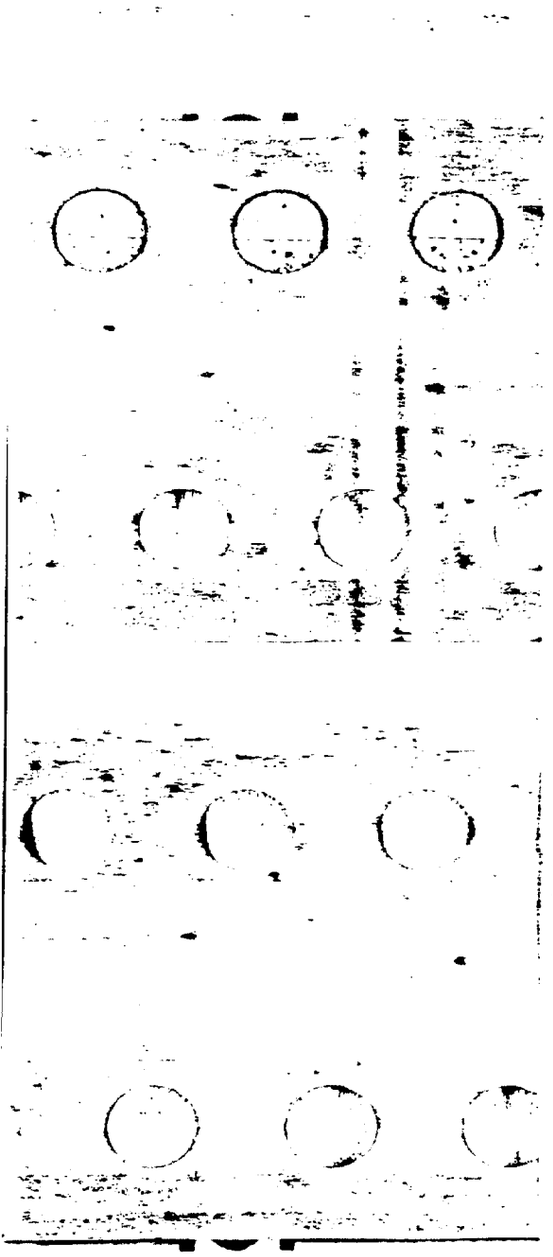
3931 12/31 0101 080-CHECK 619.50

011794 1

INCLUDE A REFERENCE

95 OCT 31 PM 2:47

FELIX Z. HALSCHEID REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 9844 PG 114

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

AMT
163000.00
STA TX 652.50
PRFEE 1.00
MREC 3.00
TOTAL 656.50
SHELB 656.50

10/31/95 OL 14:48 0001 2950

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0117941
REGISTER'S REFERENCE

95 OCT 31 PM 2:47
FELIX Z. WILSON, III REGISTER
DAVIDSON COUNTY, TN.

No. 971597