This Instrument Prepared by:

KIRKSEY & CRON
109 Westpark Dr., Ste. 360
Brentwood, Tennessee 37024-2427

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Map-Parcel Nos. |
|---|---|---|
| Ilya Smilansky<br>Michael Smilansky | Same as New Owner | Map 131-2<br>Parcel 2 |

2116 HOBBS RD. UNIT M-19 NASHVILLE, TN

STATE OF TENNESSEE ]
COUNTY OF WILLIAMSON]

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $44,900.00

Affiant

Subscribed and sworn to before me this 10th day of October, 1995.

Notary Public

My Commission Expires: May 24, 1997

PICK-UP
95 NOV -1 PM 2:30
FELIX Z. MASSIE, REGISTER
DAVIDSON COUNTY, TN

011816

FOR AND IN CONSIDERATION OF the sum of TEN AND 00/100 DOLLARS ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **JANE E. MAY, unmarried**, (hereinafter "Grantors") have bargained and sold, and by these presents do hereby transfer and convey unto **ILYA SMILANSKY AND MICHAEL SMILANSKY, as tenants in common** (hereinafter "Grantees"), their heirs and assigns, the following described real property located in Davidson County, Tennessee, to wit:

Unit No. M-19, in a Horizontal Property Regime which is located on the Plat of The Hobbs House Condominium Apartments, of record in Book 4595, page 74, as amended in Book 5200, page 54, said Register's Office.

The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, liens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hobbs House Condominium Apartments of record in Book 5289, page 515, as amended in Book 5292, page 958, Book 5293, page 612, and Book 7802, page 299, said Register's Office.

Being the same property conveyed to Jane E. May, by virtue deed from Tom W. Moore, Jr. and wife, Linda Colonna Moore, of record in Book 6170, page 715, said Register's Office.

This is improved property, known as 2116 Hobbs Road, Unit No. M-19, Nashville, Tennessee 37215.

This conveyance is subject to:

1. The 1995 property taxes which have been pro-rated and assumed by the Grantees.
2. All matters appearing on the plan of record.
3. The matters contained in the Master Deed and By-Laws of record in the Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to **Grantees**, their heirs and assigns forever.

AND **Grantors** do covenant with the said **Grantees**, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and same is unencumbered.

AND **Grantors** do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to **Grantees**, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have caused these presents to be signed this 10th day of October, 1995.

Jane E. May

Jane E. May

3457 11/01 0101 03CHECK 175.13

STATE OF TENNESSEE ]
COUNTY OF WILLIAMSON]

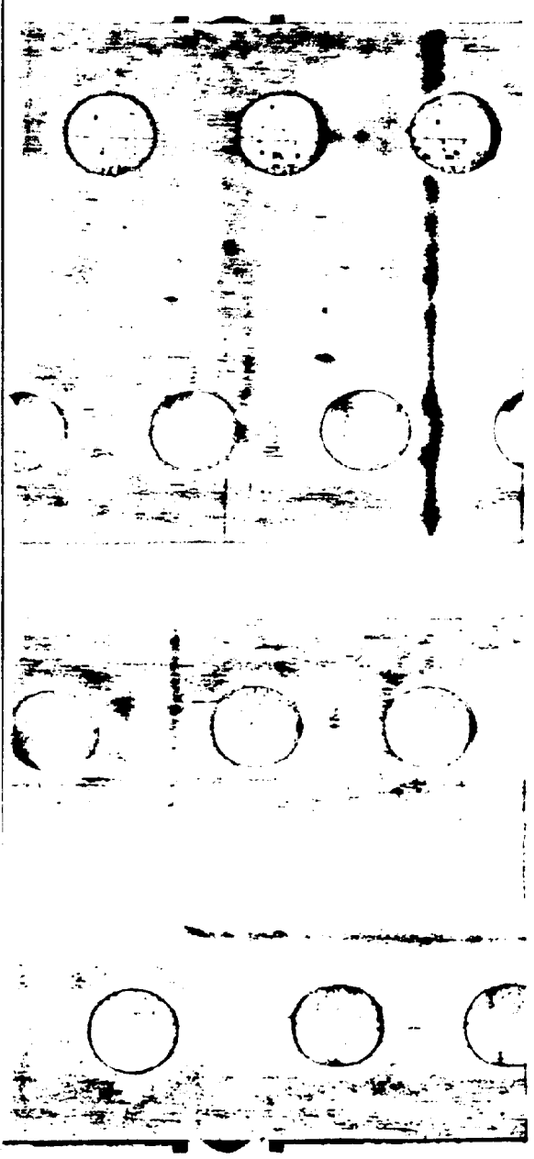
Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **Jane E. May**, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 10th day of October, 1995.

Jennifer Dunlap

Notary Public

My Commission Expires: May 24, 1997



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

RECEIVED OF _____

FOR _____

BOOK 9846 PG 59

| | | |
|---|---|---|
| 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 44900.00
CON TX 166.13
PRFEE 1.00
WDEED 8.00
TOTAL 175.13
CHECK 175.13

11/01/95 01 14:31 0001 3457

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

01184 16
IDENTIFICATION REFERENCE

95 NOV -1 PM 2:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 972095