WARRANTY DEED

File Box "7"
Saturn & Mazer
(34397)

BOOK 9994 PG 421

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 39,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF March 19 96

Notary Public

MY COMMISSION EXPIRES: 11/28/98

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Shinkarev (NAME)	NationsBanc Mortgage Corporation (NAME)	90-11-A-97
515 Basswood Avenue, Unit 97 (ADDRESS)	P.O. Box 35140 (ADDRESS)	DA-61570
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Louisville, KY 40232 (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, Ross Owen Dalton and wife, Margaret Ann Dalton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark Shinkarev and wife, Zhanna Shinkarev

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 Unit No. 97 as shown on the Plat of Rock Harbor Condominium of record in Book 6153, pages 463-466, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of Rock Harbor Condominium Association, all as described in Book 6153, Page 421, et seq., as amended in Book 6162, Pages 251-270, said Register's Office.

BEING the same property conveyed to Ross Owen Dalton and wife, Margaret Ann Dalton by deed from Rock Harbor Apartments of record in Book 6462, Page 174, Register's Office for Davidson County, TN.

The foregoing is the same legal description as appears in the previous deed of record.

IDENTIF. & REFERENCE 0164999

96 MAR 20 PM 2:23
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

This is unimproved ( ) improved (X) property, known as 515 Basswood Avenue, Unit 97, Nashville, TN 37209
(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 hand s this 20th day of March, 19 96

Ross Owen Dalton

Margaret Ann Dalton

BOOK 9994 PG 422

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 Ross Owen Dalton and wife, Margaret Ann Dalton

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 Nashville, Tennessee, this 20th day of March 19 96.

Commission expires 11/28/98

ALAN L. SATCHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF

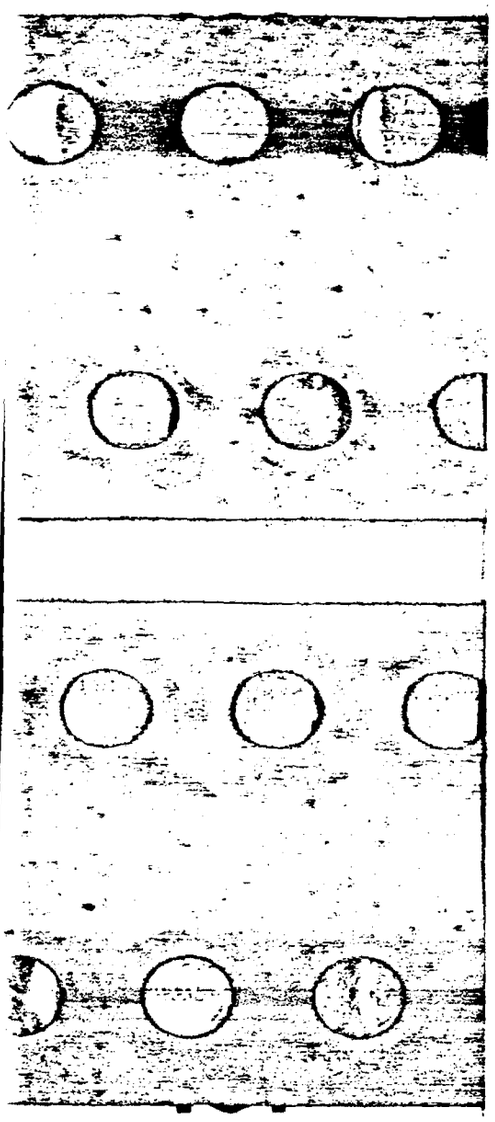
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

3704 97.28 0101 03CHECK 153.30



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

RECEIVED OF _____

FOR _____

BOOK 9994 PG 423

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 39000.00
				DON TX 144.30
				PRFEE 1.00
				WDEED 8.00
				TOTAL 153.30
				CHECK 153.30
			03/28/96 01	14:27 0001 3704

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0164999
IDENTIF. & REFERENCE

96 MAR 28 PM 2:23

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1021719