BOX 15

WARRANTY DEED

BOOK 10106 PG 311

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JUNE, 96.

Notary Public

MY COMMISSION EXPIRES: 3-25-2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sharon J. Petavine-Utin (NAME)	First Republic Mortgage (NAME)	MAP 133-8
416-418 Cathy Jo Circle (ADDRESS)	3310 West End Avenue, Suite 480 (ADDRESS)	PARCEL 167
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (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, Valley View Phase II Associates, Ltd., a TN Limited Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sharon J. Petavine-Utin and husband, Vyacheslav Utin

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. 81 on the Plan of Phase I, Valley View Terrace Subdivision, as of record in Plat Book 5200, page 77, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Harry G. Hemmerly and wife, Robbie M. Hemmerly, James T. McLean and Valley View Phase II Associates, Ltd., a TN Limited Partnership by deed from Johnson Development Company of record in Book 6159, page 419, Register's Office for said County. The said Harry G. Hemmerly and wife, Robbie M. Hemmerly having quitclaimed their interest in said property to Valley View Phase II Associates, Ltd., a Tennessee Limited Partnership of record in Quitclaim Deed Book 6464, page 19, Register's Office for said County. And the said James T. McLean having quitclaimed his interest in said property to Valley View Phase II Associates, Ltd., a Tennessee Limited Partnership of record in Book 6464, page 21, Register's Office for Davidson County, Tennessee.

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

Unimproved ( )
This is improved (X) property, known as 416-418 Cathy Jo Circle, Nashville, TN 37211
(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 my hand this 31st day of May 19 96

Valley View Phase II Associates, Ltd., a TN Limited Partnership
By:
Ralph Z. Levy, Jr., General Partner

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOX 15

STATE OF TENNESSEE
COUNTY OF

BOOK 10106 PG 312

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ralph Z. Levy, Jr. and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the General Partner and _____ respectively of the Valley View Phase II Associates the within named bargainor, and corporation, and that he as such General Partner 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 Ralph Z. Levy, Jr. as such General Partner, and executing the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 31st day of May 19 96.

My commission expires March 25, 2000

_____
Notary Public

Lee E. Cranford

95 JUL -1 PM 4:14

0198944

IDENTIFICATION REFERENCE

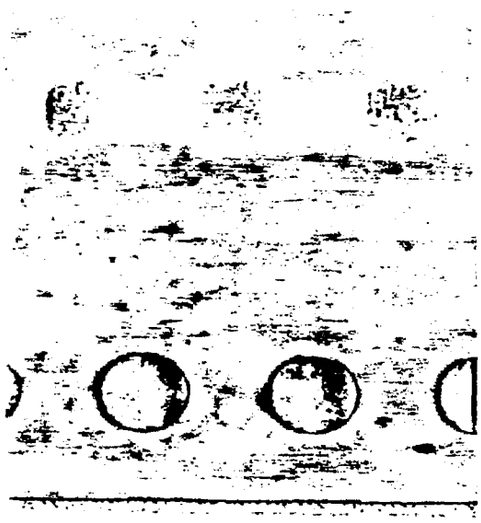
Warranty Deed from Valley View Phase II Associates, to Sharon J. Petavine-Utin and husband, Vyacheslav Utin.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

3176 37701 3101 33CHECK

314.25

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED





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

RECEIVED OF _____

FOR _____

BOOK 10106 PG 313

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 82500.00
				CON TX 305.25
				PRFEE 1.00
				WDEED 8.00
				TOTAL 314.25
				CHECK 314.25
07/01/96	01			16:17 0001 0176

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0198944
IDENTIF. # REFERENCE

96 JUL -1 PM 4:14

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1057915