File Box #24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 10173 PG 24

ADDRESS NEW OWNER:
Nelli Musayelyan, Mikhail Musayelyan, and Yelena Musayelyan
5120 Colemont Drive
Antioch, TN 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
NationsBanc Mortgage Corporation
2059 Northlake Parkway
Tucker, GA 30084

MAP AND PARCEL:
MAP 162-2
PARCEL 169

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Pamela B. Neal and husband, Bradford K. Neal, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Nelli Musayelyan, a single person and Mikhail Musayelyan and Yelena Musayelyan, husband and wife, as joint tenants with the specific right of survivorship, 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 Lot 25, Fair Oaks, as recorded in Book 4175, Pages 42 and 43, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Pamela B. Neal , by deed from Harold L. Burnsed and wife, Patsy J. Burnsed of record in 9501, Page 802, Register's Office for Davidson County, Tennessee.

Bradford K. Neal herein joins to convey any and all rights and interests he may have, if any.

This is the same description as in previous deed of record.

This conveyance is subject to public utility and drainage easement and minimum building setback line of record in Book 4175, Pages 42 and 43, said Register's Office.

This is improved property known as 5120 Colemont Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Nelli Musayelyan, a single person, and Mikhail Musayelyan and Yelena Musayelyan, husband and wife their heirs and assigns, forever; and we, Pamela B. Neal and husband, Bradford K. Neal 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

96 AUG 30 AM 10:25
ELIZ. ALLISON LESTER
DAVIDSON CO. REG.
021981 1
IDENTIF. ↑ REFERENCE

Witness our hands this the 29th day of August, 1996. BOOK 10173 PG 25

Pamela B. Neal
Pamela B. Neal

Bradford K. Neal
Bradford K. Neal

STATE OF TENNESSEE)
COUNTY OF 5DU52730)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Pamela B. Neal and husband, Bradford K. Neal the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 29th day of August, 1996.

Diane Neeleman
NOTARY PUBLIC

My Commission Expires: 9-21-96

STATE OF TENNESSEE)
COUNTY OF Davidson)

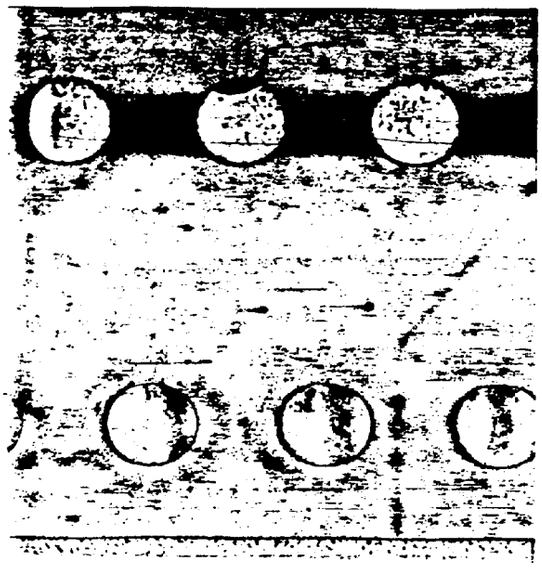
The actual value or consideration, whichever is greater, for this transfer is $ 94,000.00.

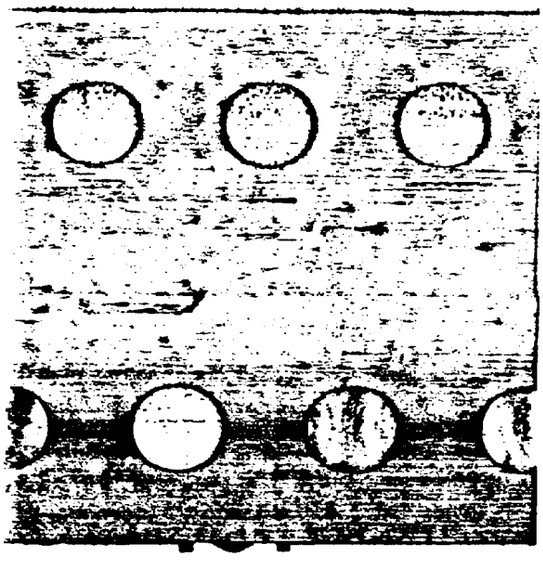
Nelli Musayelyan
AFFIANT

Subscribed and sworn to before me this 29th day of August, 1996.

Diane Neeleman
NOTARY PUBLIC
My Commission Expires: 9-21-96

2666 08/30 0101 03CHECK 356.00





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

RECEIVED OF _____

FOR _____

BOOK 10173 PG 26

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	94000.00
CON TX	347.80
PRFEE	1.00
WDEED	8.00
TOTAL	356.80
CHECK	356.80

08/30/96 01 10:28 0001 2666

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

021981 1
IDENTIF. ↑ REFERENCE

96 AUG 30 AM 10: 25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1025189