BOOK 10202 PG 902

WARRANTY DEED

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$100,000.00**

x Brian Evans
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF SEPTEMBER, 1996.

Robert B Young
NOTARY PUBLIC

MY COMMISSION EXPIRES: September 26, 1998

THIS INSTRUMENT PREPARED BY: Robert B. Young, Attorney
4800 Charlotte Ave.
Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARC.
Vladimir Podust and wife, **Larissa Podust**	Chase Manhattan Mortgage Company	104-11B-12
2121 Acklen Ave., #12		
Nashville, TN 37212	Brentwood,	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **BRIAN EVANS**, A SINGLE PERSON, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VLADIMIR PODUST** AND WIFE, **LARISSA PODUST**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Parcel No. 12, a Revised Condominium Site Plan, Hillsboro Square, of record in Book 5800, Page 260, as corrected in Book 6157, Page 571, said Register's Office, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Brian Evans by deed from Elizabeth A. Maloy, of record in Book 8134, Page 636, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following Exhibit "A" attached hereto and made a part hereof.

The above description is the same as in the previous deed of record.

2121 Acklen Ave., #12, Nashville, TN 37212
(House Number) (Street) (City) (State) (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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 25 day of September, 1996.

x Brian Evans
BRIAN EVANS - SELLER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 10202 PG 903

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brian Evans**, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25 day of September, 1996.

Lolett B Young
NOTARY PUBLIC

My commission expires: September 24, 1998

EXHIBIT "A"

BOOK 10202 PG 904

1. Easement provided in Master Deed of record in Book 6111, page 649, said Register's Office, for encroachment onto common elements. The survey of John Kohl, dated November 21, 1983, shows the wood deck attached to subject property encroaches onto common elements. Said survey also shows an encroachment onto the common elements by the porch to said property. The Company assumes no liability as to matters arising therefrom.

2. All matters shown on the Plan of record in Book 5800, page 260, as corrected by Book 6157, page 571, said Register's Office.

3. The premises herein insured is a condominium apartment established pursuant to all 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, as amended, 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 buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hillsboro Square Condominiums, of record in Book 6111, page 649, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto of record in Book 6111, page 680, amended in Book 6170, page 495, Register's Office for Davidson County, Tennessee.

4. Rights of others in and to the common elements.

0229230
IDENTIF. ↑ REFERENCE

96 SEP 25 PM 3:45
FELIX A. ROBERTSON REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

2729 09/25 0101 03CHECK 383.00

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 10202 PG 905

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 100000.00
CON TX 370.00
PRFEE 1.00
WDEED 12.00
TOTAL 383.00
CHECK 383.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 2729

0229230
IDENTIF. ↑ REFERENCE

96 SEP 25 PM 3:45
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1035130