WARRANTY DEED

BOOK 10310 PG 916

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

James W. Tiller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1/2/97.

Notary Public

MY COMMISSION EXPIRES: July 12, 1999

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James W. Tiller	First Republic Mortgage Corporation	148-3175
(NAME)	(NAME)	
3332 Ezell Road	3212 West End Ave, Suite 500	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(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, PAVEL NITA, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES W. TILLER, UNMARRIED , 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. 1054 on the Plan of Cherokee Hills Section 10 of record in Plat Book 4660, Page 27, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Pavel Nita by deed of record in Book 9313, Page754, 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 3332 Ezell Road, 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 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/our hand(s) this 2nd day of January, 1997.

Pavel Nita
Pavel Nita

Lyudmila Nita
Lyudmila Nita

STATE OF TENNESSEE

COUNTY OF Williamson

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

Witness my hand and official seal at Brentwood, Tennessee, this 02nd day of January, 1997.
Commission expires:
July 12, 1999

Ruth M. Foran Notary Public

Lyudmila Nita, wife of Pavel Nita, joins in this deed for the purpose of conveying any and all marital interest she may have in the property.

0261607

IDENTIF. ↑ REFERENCE

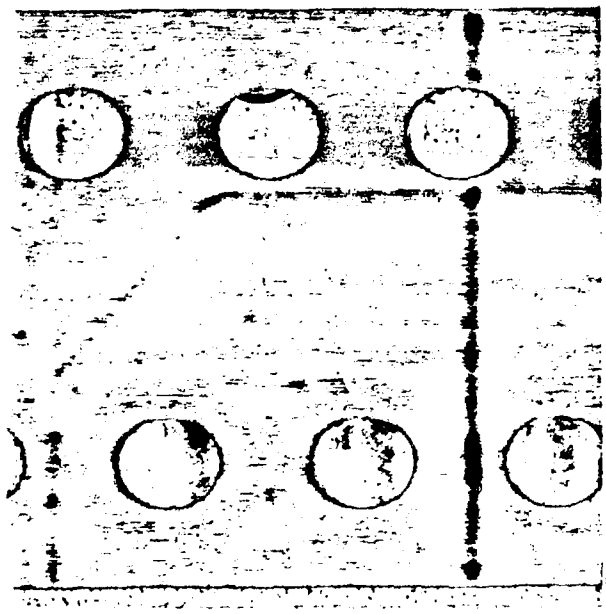
97 JAN -6 AM 9:17

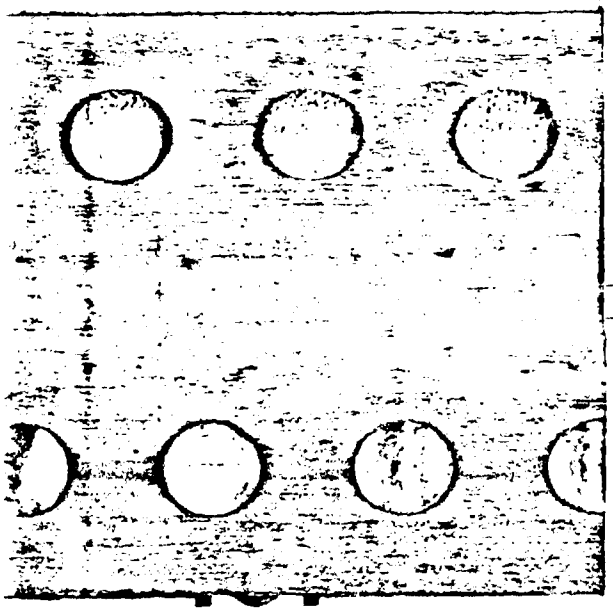
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

2132 01/06 0101 03CHECK 314.25

Mail
Castleman
Brentwood

16310917





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10310 PG 918

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
01/06/97	01	09:16	0001	2132

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0261607
IDENTIF. # REFERENCE

97 JAN -6 AM 9:17

REGISTER
DAVIDSON COUNTY, TN.

No. 1104675