BOOK 10327 PG 168

# WARRANTY DEED

File No: 00281957

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Terry R. Sears | Owner | Map 127-22 |
| [NAME] | [NAME] | |
| 1008 Harpeth Valley Court | | Parcel 12 |
| [STREET ADDRESS OR ROUTE NUMBER] | [STREET ADDRESS] | |
| Nashville, TN 37221 | | |
| [CITY] [STATE] [ZIP] | [CITY] [STATE] [ZIP] | |

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Alex Zaionchkovsky and wife, Bernadette Webster Zaionchkovsky

have this day bargained and sold, and do hereby transfer and convey unto the said Terry R. Sears and wife, Patti C. Sears

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF Tennessee } The actual consideration or value which ever is greater,
COUNTY OF Williamson } for this transfer is $ 145,000.00

Subscribed and sworn to before me, this the 22ND day of JANUARY, 19 97

Affiant

My Commission Expires: 11/10/97 [Affix Seal]

Notary Public Linda V. Jones

unimproved ( )
This is improved (X) property known as 1008 Harpeth Valley Court, Nashville, TN 37221
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 22ND day of JANUARY, 19 97, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Alex Zaionchkovsky

Bernadette Webster Zaionchkovsky

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STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me Linda V. Jones, a Notary Public in and for said County and State Alex Zaionchkovsky and wife, Bernadette Webster Zaionchkovsky

the within named 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 Williamson COUNTY, Tennessee this 22ND day of JANUARY, 19 97.

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Linda V. Jones
Notary Public

Commission expires 11/10/97

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

97 JAN 23 AM 10:33
REGISTER
DAVIDSON COUNTY, TN.

02666326
IDENTIFICATION REFERENCE

**WARRANTY DEED**

**FROM**

_____

**TO**

_____

_____

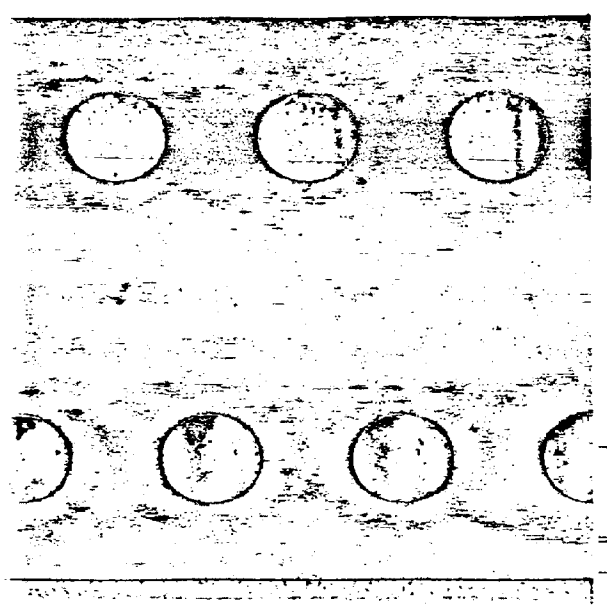
Compliments of
**Chicago Title Insurance Company**
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of the Resubdivision of Bellevue Manor Lots 14, 15 & 16 as of record in Book 5190, page 129, Register's Office for said County.

Being the same property conveyed to Alexi Zaionchkovsky and wife, Bernadette Webster Zaionchkovsky as tenants by the entirety, by deed from Alex Zane, being the same person as Alexi Zaionchkovsky of record in Book 5161 Page 147, in the Register's Office for Davidson County, Tennessee, and being the same property conveyed to Alex Zaionchkovsky and wife, Bernadette Webster Zaionchkovsky by deed from Doris H. Sandefur recorded simultaneously herewith in the Register of Deeds Office for Davidson County, Tennessee.

7133 01/23 0101 03CHECK 549.50



**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

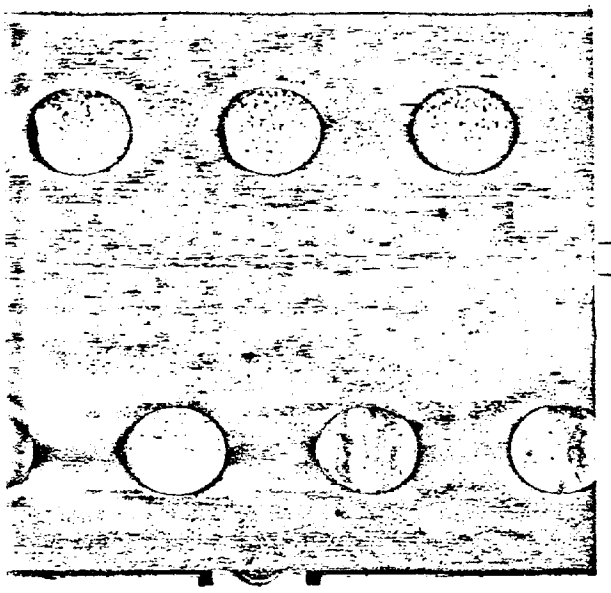
RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 145000.00
CON TX 536.50
PRFEE 1.00
TDEED 12.00
ERR CO
TDEED 12.00-
WDEED 12.00
TYPE
CHECK 549.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 549.50

01/23/97 01 10:36 0001 7133

0266326
IDENTIFICATION REFERENCE

97 JAN 23 AM 10:33
REGISTER
DAVIDSON COUNTY, TN.

No. 1109114