# WARRANTY DEED

BOOK 10334 PG 385

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 121,500.00

Naum Kharats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 th DAY OF January 19 97

Notary Public

MY COMMISSION EXPIRES: 11-18-98
(AFFIX SEAL)

Mail THIS INSTRUMENT WAS PREPARED BY
Kirk C. Waite, Attorney, 7100 Executive Center Drive, Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Naum Kharats | GMAC Mortgage Corporation | 142-5B-109 |
| (NAME) | (NAME) | |
| 8300 Sawyer Brown Road S306 | 100 Witmer Road | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Horsham, PA 19044-0963 | |
| (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, Anita M. Ellis UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Naum Kharats and wife, Yelena Kharats and David M. Eydelman and wife, Aelita A. Eydelman

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 Unit S-306, together with carport designated No. S-306-C, on the plan of River Plantation Condominium Apartments, Section 3, as of record in Plan Book 4675, pages 75 to 77, inclusive, as amended in Plan Book 4675, pages 103 to 105 inclusive, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Anita M. Ellis by deed from David T. White and wife, Sarah W. White of record in Book 10141, page 130, Register's office for Davidson County, Tennessee.

This Conveyance Is Made Subject To:

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to administration thereof; also subject to easements, rights and interests 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 building 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 River Plantation of record in Book 4675, page 75 & 77 said Register's Office.

unimproved ( )
This is improved (X) property, known as 8300 Sawyer Brown Road S-306, Nashville, Tn. 37221
(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 28th day of January 19 97

Anita M. Ellis

Anita M. Ellis

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Anita M. Ellis UNMARRIED

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 28th day of January, 19 97.

Commission expires 11-18-97

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

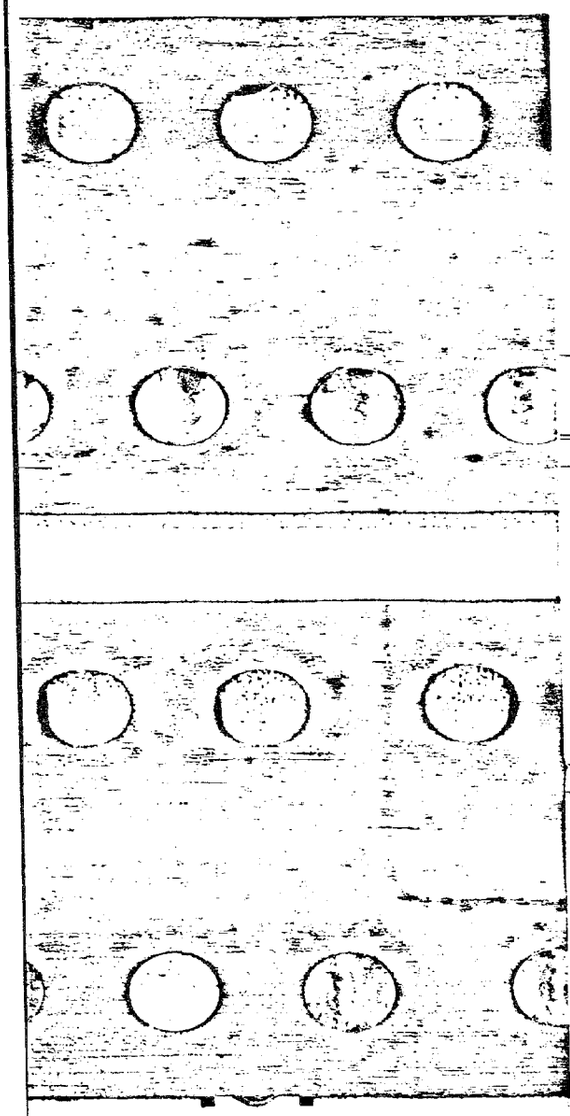
Notary Public



0268598
IDENTIFICATION REFERENCE

97 JAN 31 AM 9:22
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

9602 01/31 0101 03CHECK 458-55



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10334 PG 387

| | | |
|---|---|---|
| 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 | |
| | | | | 121500.00 |
| | | | CON TX | 449.55 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 458.55 |
| | | | CHECK | 458.55 |
| 01/31/97 | 01 | 09:22 | 0001 | 9602 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0268598
IDENTIFYING REFERENCE

97 JAN 31 AM 9:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1112061