Recording Fee

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON BK 10347 PG 997
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,000.00

German Servando Angeles
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF February 19 97

Notary Public

MY COMMISSION EXPIRES: January 29, 2000
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.
My Commission Expires: 1/29/2000

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell & Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: Same	MAP-PARCEL NUMBERS
German Servando Angeles (NAME)	Nova Mortgage Credit Corporation (NAME)	128-10-145
218 Colt Drive (ADDRESS)	5105 DTC Parkway #310 (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Englewood, CO 80111 (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, Alexander Nizhnikov and wife, Beverly N. Nizhnikov

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO German Servando Angeles and wife, Julia R. Angeles

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, TN, being Lot No. 142 on the Plan of Stacy Square, Section 4, of record in Book 4460, Page 12, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Alexander Nizhnikov and wife, Beverly N. Nizhnikov, by deed from M. Dirk Bullard and wife, Pamela D. Bullard, of record in Book 9706, Page 835, Register's Office for Davidson County, TN.

Subject to restrictions in Book 4504, page 406, and all matters on the plan of record.

0272531
IDENTIFICATION REFERENCE

97 FEB 12 PM 1:16
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 218 Colt Drive, 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 our hand s this 12th day of February 19 97

Alexander Nizhnikov
Alexander Nizhnikov

Beverly N. Nizhnikov
Beverly N. Nizhnikov
BY Alexander Nizhnikov

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alexander Nizhnikov, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the attorney in fact for Beverly N. Nizhnikov and that he is authorized by her to execute this instrument on her behalf.

Witness my hand and seal at Brentwood, TN, this 12th day of February 1997.

Notary Public

My commission expires 01/29/00

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Alexander Nizhnikov, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

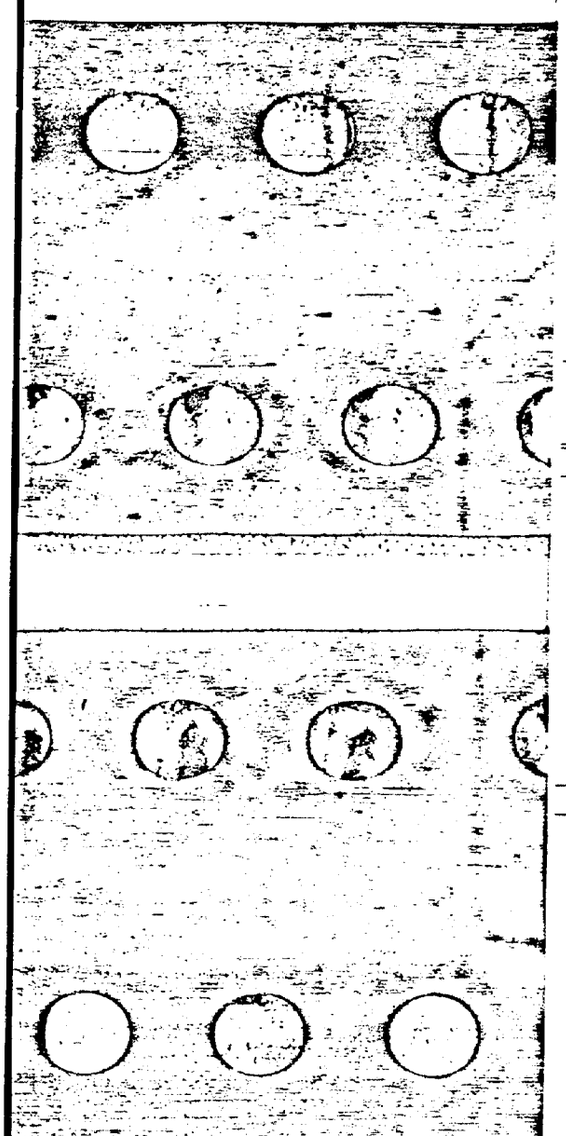
Witness my hand and official seal at Brentwood, Tennessee, this 12th day of February, 1997.

Notary Public

My commission expires: 01/29/00

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

5784 02/12 0101 03CHECK 423.40



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10347 PG 999

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 112000.00
				CON TX 414.40
				PRFEE 1.00
				WDEED 8.00
				TOTAL 423.40
				CHECK 423.40
			02/12/97 01	13:46 0001 5784

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0272531
IDENTIF. & REFERENCE

97 FEB 12 PM 1:46
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1116256