BOOK 10453 PG 718

PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
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W & I Ref: (ljh) Title No: 38818
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Genady Prutianov<br>725 Muskhogean Court<br>Antioch, TN 37013 | Same |

**TAX MAP-PARCEL NUMBERS: 162-03-313**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$ 77400.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **J. Reginald Dunlap and spouse, Kathryn S. Dunlap,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Genady Prutianov and spouse, Susana Prutianov,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 141 on the Plan of Haywood Hills, Section 3 of record in Plat Book 4460, pages 164 and 165, said Register's Office.

SAID Lot No. 141 fronts 65.0 feet on the northerly margin of Muskhogean Court and extends back 127.0 feet on the easterly line and 128.67 feet on the westerly line to a dead line in the rear, measuring 65.02 feet thereon.

BEING the same property conveyed to J. Reginald Dunlap and wife, Kathryn S. Dunlap, by deed from J. Larry Correia and wife, Louise M. Correia, of record in Book 5128, page 359, said Register's Office.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction.

The property herein conveyed is subject to restrictive covenants of record in Book 4691, Page 670 said Register's Office, and to the matters set forth in the referenced Plan of record.
**This is improved property, known as:** 709 Muskhogean Court, Antioch, TN 37013

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 16th day of May, 1997.

J. Reginald Dunlap — Kathryn S. Dunlap

**State of** FL
**County of** SARASOTA

On this 16th day of May, 1997, before me the undersigned authority, personally appeared **J. Reginald Dunlap** and **Kathryn S. Dunlap**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 1/29/00

Notary Public
ROBERT J. SHERMAN
My Comm Exp. 1/29/00
Bonded By Service Ins
No. CC528291
STATE OF FLORIDA NOTARY PUBLIC

**State of Tennessee**
**County of Davidson**

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 77400.00

Affiant

Sworn and subscribed before me on the 16th day of May, 1997.

Notary Public

My Commission Expires:

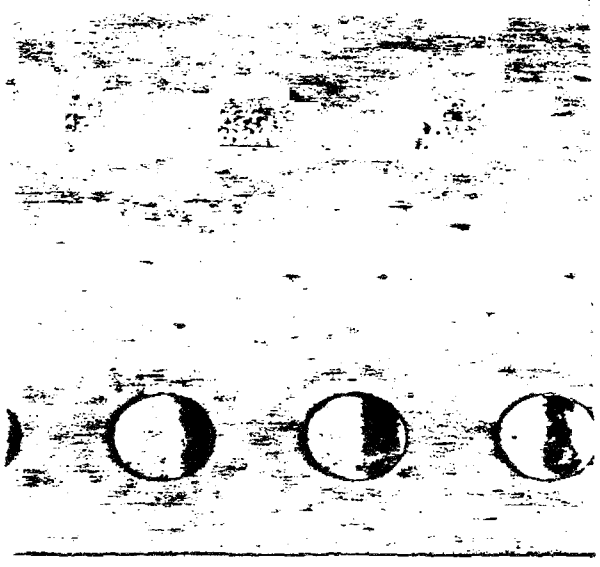
PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

97 MAY 19 PM 1:54
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION

03063114

539 05/19 01 01 AMOUNT



## OFFICIAL RECEIPT

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

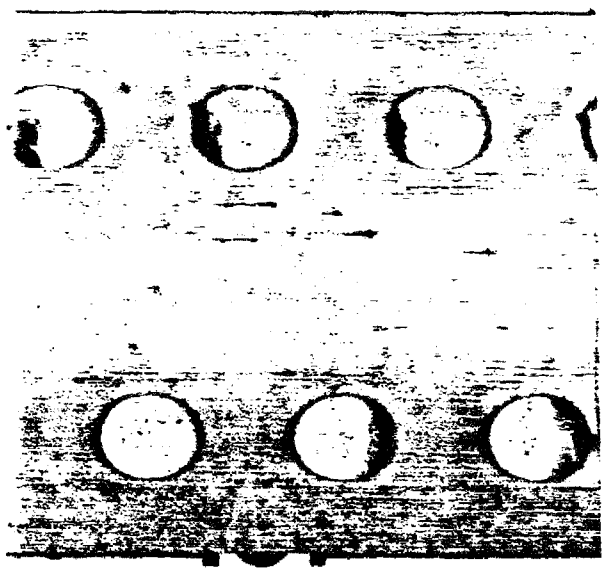
RECEIVED OF _____

FOR _____

BOOK 10458 PG 720

| | | |
|---|---|---|
| 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 7740.00
CON TX 285.38
PRFEE 1.00
WDEED 8.00
TOTAL 295.38
CHECK 295.38

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03063 14

IDENTIFICATION REFERENCE

97 MAY 19 PM 1:54

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1152[illegible]