BOOK 10671 PG 499

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF October, 19 97

Notary Public

MY COMMISSION EXPIRES: 11/26/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maurice Cundall	Maurice Cundall	MAP 142-3
(NAME)	(NAME)	
517 Saddle Drive	517 Saddle Drive	PARCEL 90
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville TN. 37221	
(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, Usik Kirakosian and wife, Anait Akopian

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Maurice Cundall, an unmarried person

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. 290 on the Plan of Walnut Hill Manor, Section 1, as of record in Book 4460, page 108, said Register's Office.

Said Lot No. 290 fronts 105.97 feet on the easterly margin of Saddle Drive and extends back 153.6 feet on the northerly line and 153.1 feet on the southerly line to a dead line in the rear, measuring 103.9 feet thereon.

Being the same property conveyed to Usik Kirakosian, a married person, by deed from Howard M. Whitaker, and wife, Pauline C. Whitaker, as of record in Book 9598, page 196, and by Quitclaim Deed from Anait Akopian, as of record in Book 9932, page 256, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 1998 and subsequent years, a lien, but not yet due and payable.

Restrictive covenants contained in an instrument of record in Book 4643, page 946, amended in Book 5057, page 885, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 517 Saddle 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 29th day of October, 19 97

Usik Kirakosian

Anait Akopian by Usik Kirakosian attyinfact

BOOK 10671 PG 500

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 Usik Kirakosian ~~and wife, Anait Akopian~~

the 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 Franklin, Tennessee, this 29th day of October 19 97.

Commission expires 11/30/97

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Usik Kirakosian, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who acknowledged that he is the attorney-in-fact of Anait Akopian and is authorized by Anait Akopian to execute this instrument on behalf of Anait Akopian.

Witness my hand at Franklin, Tennessee, this 29th day of October, 1997.

Notary Public

My Commission Expires: 11/30/97

LEGAL DESCRIPTION CONTINUATION

Plan of record in Book 4460, page 108, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

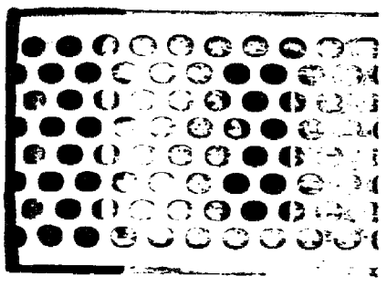
7598 11/04 0101 03CHECK 552.83

0366240
IDENTIF. # REFERENCE

97 NOV -4 PM 2:58
RECORDER'S REGISTER
DUPAGE COUNTY, ILL.

MAIL ENV.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10671 PG 502

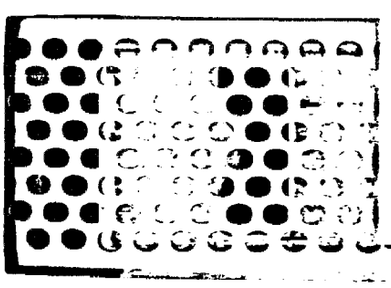
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
145900.00
CON TX 539.83
PRFEE 1.00
WDEED 12.00
TOTAL 552.83
CHECK 552.83

11/04/97 01 15:05 0001 755B

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0366240
IDENTIFICATION REFERENCE

97 NOV -4 PM 2:58

FELIX Z. WILSON, III
REGISTER
DAVIDSON COUNTY, TN

No. 1216804