BOOK 10731 PG 267

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 133,600.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5-27-2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Grigoriy Keselman (NAME)	PNC Mortgage Corp. of America (NAME)	MAP 142-2
233 Cross Timbers Drive (ADDRESS)	75 North Fairway Drive (ADDRESS)	PARCEL 215
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Vernon Hills, IL 60061 (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, H. G. Sadler, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Grigoriy Keselman and wife, Bela Keselman and Alexander Zhislin and Sophia Zhislin, as Tenants in Common

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. 238 on the Resub on the plan of Cross Timbers, Section V, as of record in Book 4715, page 79, said Register's Office to which plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to H. G. Sadler and wife, Mary E. Sadler by deed from James E. Patterson and wife, Evelyn Patterson of record in Book 4626, page 382, Register's Office for Davidson County, Tennessee. Mary Elizabeth Sadler conveyed her interest in said property to Henry Grant Sadler by Final Decree of Divorce of record in Book 10280, page 897, said Register's Office. Interest in said property was also conveyed from Mary E. Sadler by Quitclaim Deed to H. G. Sadler of record in Book 10506, page 276, said Register's Office. H. G. Sadler and Henry Grant Sadler are one and the same person.

This conveyance is subject to all matters appearing on the plan of record in Book 4715, page 79, said Register's Office.

unimproved ( )
This is improved (X) property, known as 233 & 235 Cross Timbers 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 my hand this 19th day of December 19 97

H. G. Sadler

BOOK 10731 PG 268

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named H. G. Sadler, unmarried

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

Commission expires 5-27-2001

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

MAIL ENV.

97 DEC 22 PM 3:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

4306 12/22 0101 03CHECK 503.32

0302953

IDENTIFICATION REFERENCE

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10731 PG 269

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 133600.00
CON TX 494.32
PRFEE 1.00
WDEED 8.00
TOTAL 503.32
CHECK 503.32

12/22/97 01 15:39 0001 4306

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0382953
IDENTIFICATION REFERENCE

97 DEC 22 PM 3:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1235026