BOOK 10765 PG 404

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 136,800.00

V. K
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January, 19 98

Notary Public

MY COMMISSION EXPIRES: 12/16/99
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON CO.

MAJ **THIS INSTRUMENT WAS PREPARED BY**
Wilson & Weiss Title Asso., 7100 Executive Center Dr. #150, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vladimir S. Kushmanyan (NAME)	First Republic Mortgage (NAME)	128-3B-2CO
604 Williamsport Court (ADDRESS)	3212 West End Avenue, Suite 500 (ADDRESS)	
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37203 (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, Nicole Yvonne Nelson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vladimir S. Kushmanyan and Larisa A. Kushmanyan, husband and wife

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. 2, on the Plan of Williamsport Subdivision, Section One, a Residential Planned Unit Development, of record in Plat Book 7900, Pages 628 and 629, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being that same property conveyed to Nicole Yvonne Nelson, unmarried by deed from Barry Construction Co. of record in Book 9445, Page 442, said Register's Office.

The plan of record in Book 7900, Page 628 & 629, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, 20 foot minimum building setback line from front line, a 5 foot minimum building setback from the rear line, a 20 foot easement for public utility and drainage along the front line(s) of said.

Charter of Williamsport Homeowners Association of record in Book 9144, page 697, said Register's Office.

Declaration of covenants, conditions and restrictions of record in Book 9144, page 703, said Register's Office.

4543 01/22 0101 03CHECK 519.16

unimproved ( )
This is improved (X) property, known as 604 Williamsport Court, Nashville, Tennessee 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 16th day of January, 19 98

Nicole Yvonne Nelson

Nicole Yvonne Nelson

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 Nicole Yvonne Nelson

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 16th day of January, 19 98.

Commission expires 12/6/99

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

On this, _____ day of _____, 19 ____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____

Notary Public

IDENTIFICATION REFERENCE

98 JAN 22 PM 1:56

FELIX Z. ZOLLICOFFER REGISTER
DAVIDSON COUNTY, TN.

D3924 35

BOOK 10765 PG 406

WARRANTY DEED

FROM

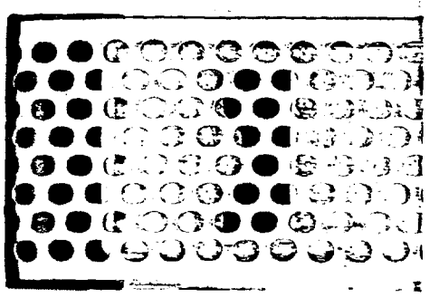
Nicole Yvonne Nelson

TO

Vladimir S. Kushmanyan and Larisa A. Kushmanyan, husband and wife

RETURN TO:

Wilson & Weiss Title Asso.
7100 Executive Center Dr. #150
Brentwood, TN 37027



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

RECEIVED OF _____

FOR _____

BOOK 10765 PG 407

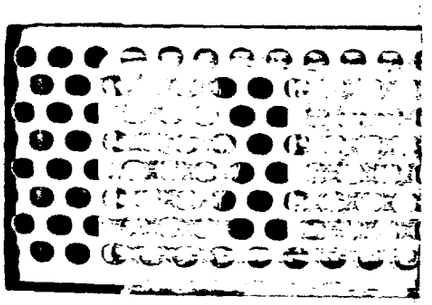
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
136800.00
CON TX 506.16
PRFEE 1.00
WDEED 12.00
TOTAL 519.16
CHECK 519.16

01/22/98 01 14:03 0001 4543

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0392435
IDENTIF. # REFERENCE

98 JAN 22 PM 1:56
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1245161