BOOK 11156 PAGE 75

WARRANTY DEED

BSUNB-98-4225

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 72,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF October 19 98

Notary Public

JEFF FARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

MY COMMISSION EXPIRES: My Commission Expires January 26, 2002
(AFFIX SEAL)

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W, Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vladimir R. Babaev	SunTrust Bank, Nashville, N.A.	MAP 145-15-A
(NAME)	(NAME)	
110 Bellevue Road, Unit 12	P.O. Box 305110/7th Floor	PARCEL 12
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37230	
(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, George W. Clement

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vladimir R. Babaev and Titiana P. Joukova, 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:

Being Unit No. 12 on the Plan of First Revision of Bellevue Manor Condominium recorded in Book 5200, Page 231, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to George W. Clement by Deed from Patricia C. Newton Kanyuh, of record in Book 8663, Page 130, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

0499820
IDENTIF. ↑ REFERENCE

98 OCT 14 PM 2:39
[illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 110 Bellevue Road, Unit 12, 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 8th day of October, 19 98

George W. Clement

George W. Clement

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George W. Clement

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 Brentwood, Tennessee this 8th day of October, 19 98.

Commission expires My Commission Expires January 26, 2002

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 _____

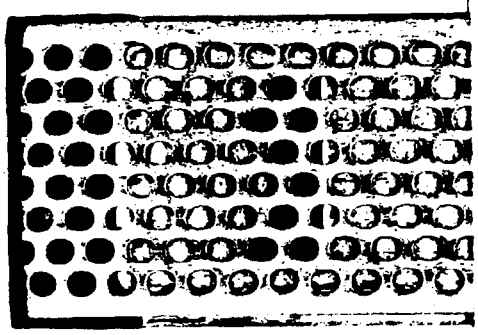
Notary Public

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☐ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☒ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

3468 10/1 0010 03[illegible] CK

279-2



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

RECEIVED OF _____

FOR _____

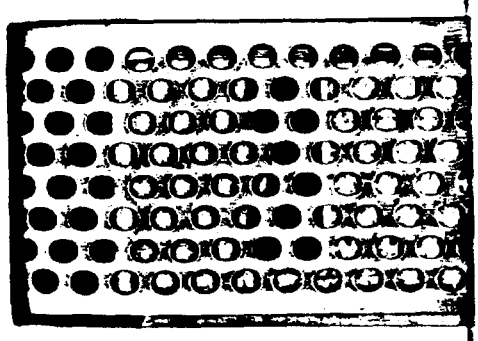
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	72500.00
			CON TX	268.25
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	279.25
			CHECK	279.25

10/14/98 01 14:41 0001 3468

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0499820
IDENTIF. # REFERENCE

98 OCT 14 PM 2:38

BILL GARNETT, REGISTER
DAVIDSON COUNTY, TN.

No. 1358701