FileBook

BOOK 11498 PG. 252

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 56,000.00

Tatyana Bokova
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF May 19 99

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tatyana Bokova (NAME)	Same (NAME)	MAP 92-13
249 37th Avenue North (ADDRESS)	(NAME) (ADDRESS)	PARCEL 316
Nashville, Tennessee 37209 (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, Esel C. Greer, Jr., unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tatyana Bokova

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. 89 on Shield's New West Nashville Plan of Lots, as of record in Book 57, page 77, Register's Office for said County, and a strip of ground lying between the east line of said lot, and the westerly margin of 37th Avenue North, formerly Pilcher Avenue, described together as follows:

Beginning on the westerly margin of 37th Avenue North, formerly New Pilcher Avenue, at the northeast corner of the property conveyed to Walter Mack West, and wife, by deed from Ray Plumlee, and wife of record in Book 1584, page 342, said Register's Offce; thence with the northerly line of said West Property westwardly 221 feet, more or less, to the easterly margin of an alley; thence with said alley, northwardly 50 feet to the corner of Lots Nos. 88 and 89; thence with the line between said two lots, eastwardly 163.565 feet and continuing in the same direction 49.435 foot more or less, in all 213 feet, more or less to the westerly margin of said 37th Avenue North; thence with said Avenue, southwardly 50 feet more or less to the beginning.

Being the same property conveyed to Esel C. Greer, Jr., vested in by Divorce from Mary Temple Gill Greer, divested out of record in Book 8270, page 794, Register's Office for Davidson County, Tennessee.

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

3759 05/27 0101 03CHECK 218.20

unimproved ( )
This is improved (X) property, known as 249 37th Avenue North, Nashville, Tennessee 37209
(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 26 day of May 19 99

Esel C. Greer, Jr.

Esel C. Greer, Jr.

BOOK 11498 PG. 253

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 Esel C. Greer, Jr.

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 2nd day of May 1995

Commission expires 5-2-01

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 _____ he 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

DEED AND REFERENCE

99 MAY 27 PM 4:16

ALL REGISTER
DAVIDSON COUNTY, TN.

05923551

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11498 PG. 254

0592351

IDENTIFICATION REFERENCE

99 MAY 27 PM 4:16

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

			CAMT	56000.00
			CON TX	207.20
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	218.20
			CHECK	218.20
05/27/99	01	16:20	0001	1759

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1466329