(1)

THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr.
414 Union Street, Suite 1800
Nashville, TN 37219

Record and Return To:
Chicago Title Insurance Company
5409 Maryland Way, Suite 120
Brentwood, TN 37027
BOX 35 CTIC #00293163

Instr:200002010010227 Page: 1 OF 2
REC'D FOR REC 02/01/2000 9:32:15AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $240.50

WARRANTY DEED

ADDRESS NEW OWNER'S AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Onic Mosesyan and Araksiya Mosesyan*	(NAME) Source One Mortgage Corporation	(Field Book No.) 5DU 42581
(STREET ADDRESS OR ROUTE NUMBER) 512 Maxine Drive	(STREET ADDRESS) 27556 Farmington Road	(Map) 173-1
(CITY) (STATE) (ZIP) Antioch, TN 37013	(CITY) (STATE) (ZIP) Farmington Hills, MI 48334-3357	(PARCEL) 190

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s), and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged Janyce A. Calhoun and husband, Phillip A. Duke

Grantor(s) have this day bargained and sold, and do hereby transfer and convey unto Onic Mosesyan, a married man, and Araksiya Mosesyan, an unmarried woman

the Grantee(s) herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 16-A on the Plan of Section IV, Monte Carlo Subdivision of record in Plat Book 5800, page 242, subsequently re-platted and also known as the Zone Lot Division of Lots 12, 13, 15 and 16 Final Plat, Section IV, Monte Carlo, of record in Book 6250, page 577, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Janyce A. Calhoun by deed from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C. of record in Book 8302, Page 917, Register's Office for Davidson County, Tennessee.

STATE OF
COUNTY OF Davidson

MARILYN M. BLANKMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this the 31ST day of January, 2000

My commission expires: 20010124

The actual consideration or value, whichever is greater, for this transfer is $ 65,000.00

Onic Mosesyan
AFFIANT-

Marilyn M. Blankman
Notary Public

(Affix Seal)

This is unimproved ( ) property, known as 512 Maxine Drive, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City of Town)
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 this 31ST day of January, 2000, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Janyce Calhoun

Phillip A. Duke

STATE OF TENNESSEE

COUNTY OF

BEFORE me, the undersigned, a Notary Public in and for said County and State, personally appeared Onic Mosesyan to me known to be the person who executed the foregoing instrument in behalf of Araksiya Mosesyan and acknowledged that he/she executed the same as the free act and deed of said Araksiya Mosesyan

NOTARY PUBLIC AT LARGE
MARILYN BLANKMAN DAVIDSON COUNTY, TENN.

Witness my hand at office, this 31ST day of January, 2000.

Notary Public

My Commission Expires: January 27, 2001

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Araksiya Mosesyan,

the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein.

Witness my hand and official seal, at office in _____, this _____day of _____, _____.

Notary Public

My Commission Expires: January 27, 2001

ENCUMBRANCES:

1. Taxes for the year 2000, a lien, but not yet due and payable.

2. Restrictive Covenants contained in an instrument of record in Book 6250, page 577 and in Book 6253, page 882, Register's Office for Davidson County, Tennessee, omitting any covenant or restriction based on race, color, religion, sex handicap, familial status, or national origin.

3. Subject to all matters shown on the Plan of record in Book 5800, page 242, as amended in Book 6250, page 577, Register's Office for Davidson County, Tennessee.

4. Easements for utility services and party walls for use in common with owners of attached and appurtenant improvements.