BOX 10-B

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$103,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF APRIL, 2000.

Notary Public

MY COMMISSION EXPIRES: **OCTOBER 25, 2003.**

(AFFIX SEAL)

LEE A. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Instr:200005010042576 Page: 1 OF 2
REC'D FOR REC 05/01/2000 10:05:41AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $384.43

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KAREN V. YEGIAZAROV, ET UX	**TRANSAMERICA REAL ESTATE TAX SERVICE, LENDER #2848**	**150-5-88**
(NAME) **3033 ANDERSON ROAD**	(NAME) **400 CHESTERFIELD CTR. #110**	
(ADDRESS) **NASHVILLE, TN 37217**	(ADDRESS) **CHESTERFIELD, MO 63017**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, **I, CAROLYN L. COOK, NOW GLAUS,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KAREN V. YEGIAZAROV AND WIFE, NATELLA G. YEGIAZAROVA,** 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. 152 on the Plan of Cherry Hills, Section III, as of record in Book 4175, page 59, Register's Office for said County.

Said lot fronts 80 feet on the south side of Anderson Road, and extends back 135.07 feet on the east line and 135.56 feet on the west line to a dead line and measures 80.77 feet thereon.

Being the same property conveyed to Frederick W. Cook and wife, Carolyn L. Cook by deed of record in Book 4382, page 832, Register's Office for Davidson County, Tennessee. The said Frederick W. Cook having since died.

Jere Glaus joins in this conveyance to convey any right, title, and interest he may have in said property by virtue of his marriage to Carolyn L. Cook Glaus.

This conveyance is subject to restrictions of record in Book 4317, page 574, and any and all easements, conditions, and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **3033 ANDERSON ROAD, NASHVILLE, TN 37217**
(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 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 27th day of April, 2000.

CAROLYN L. COOK GLAUS

JERE GLAUS

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 **Carolyn L. Cook Glaus and Jere Glaus,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE , Tennessee this 27th day of **April, 2000.**

Commission expires: **OCTOBER 25, 2003.**

Notary Public

LEE A. COHEN
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE