This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

Instr:200006290064891 Page: 1 OF 3
REC'D FOR REC 06/29/2000 3:04:06PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $384.80

ADDRESS NEW OWNER:
Ivan A. Antonov
4836 Shshone Drive
Old Hickory, Tennessee 37138

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Mortgage Investors Group
8320 East Walker Springs Lane
Knoxville, Tennessee 37923

MAP **65-13-0**
GROUP
PARCEL **73.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Delbert W. Story and wife, Susan B. Story** hereinafter called the Grantors, have bargained and sold, and by these presents, do transfer and convey unto **Ivan A. Antonov and wife, Stella T. Antonov**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 492 on the Plan of Sherwood Forest Subdivision, Section 5, as of record in Book 4660, page 190, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Delbert W. Story and wife, Susan B. Story by deed from Victor Ray Laupert and wife, Johnnie Elizabeth Laupert dated November 19, 1982, of record in Book 5968, page 130, Register's Office for Davidson County, Tennessee.

This is improved property known as 4836 Shshone Drive, Old Hickory, Tennessee 37138.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2000, a lien not yet due and payable. Map 65-13-0, Group , Parcel 73.00. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2000 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to restrictive covenants contained in an instrument of record in Trust Deed Book 4990, page 72, said Register's Office, and to which instrument reference is here made for the complete and exact terms of said restrictive covenants.

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 2660, page 190, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; a 30 foot minimum building setback line from 4836 Shshone Drive; health department rules and regulations; and a 10 foot easement for public utilities and drainage along the rear line(s) of said property. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

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,

Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

Grantors do further covenant and bind themselves, their 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.

WITNESS our hand this the 27th day of June, 2000.

Delbert W. Story

Susan B. Story

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Delbert W. Story and wife, Susan B. Story**, 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of June, 2000.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 1/30/2001

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $104,000.00.

AFFIANT

Subscribed and sworn to before me on this 27th day of June, 2000.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 1/30/2001