FILE BOX 9-B
FIRST TITLE & ESCROW CO INC.
#17369

OLD REPUBLIC

National Title Insurance Company
201 Fourth Avenue North, Suite 150
Nashville, Tennessee 37219-2011

Instr:200008010075960 Page: 1 OF 3
REC'D FOR REC 08/01/2000 1:58:27PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $610.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE ____ DAY OF July, 2000

NOTARY PUBLIC

My Commission expires: 11/29/03

THIS INSTRUMENT PREPARED BY:

Devereaux D. Cannon, Jr., Attorney, 201 Fourth Avenue, North, Nashville, TN

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
MICHAIL M. ZABOIKIN	FIRST REPUBLIC MORTGAGE CORP.	126-15A-104
(NAME)	(NAME)	
7705 Daniel Trace	3212 West End Avenue, Suite 500	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

JAMES D. ROEMER AND WIFE, LISA M. ROEMER

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

MICHAIL M. ZABOIKIN AND WIFE, TATIANA N. ZABOIKIN

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 123 on the Plan of Section Two, Boone Trace at Biltmore, of record in Book 9700, page 316, amended by Surveyors Certificate of Correction, of record in Book 10995, page 618 and Book 11275, page 885, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James D. Roemer and wife, Lisa M. Roemer, by deed from Fox Ridge Homes, Inc., A/K/A NVR Fox Ridge, Inc., of record in Book 11014, page 506, Register's Office for Davidson County, Tennessee, Deed of Correction being recorded immediately prior hereto.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

(SEE ATTACHED EXHIBIT "A")

This is unimproved ( ) improved (X) property, known as 7705 Daniel Trace - Nashville, TN 37221

(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 26 day of April, 2000.

James D. Roemer
JAMES D. ROEMER

Lisa M. Roemer
LISA M. ROEMER

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JAMES D. ROEMER AND WIFE, LISA M. ROEMER, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 26th day of April, 2000.

My Commission expires:
11-29-03

Becky R. Dawson
Notary Public
Becky R. Dawson

BECKY R. DAWSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 29, 2003

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

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

My Commission expires:

_____

_____
Notary Public

EXHIBIT "A"

1. Davidson County Taxes for 2000, which have been prorated and assumed by the Grantee.

2. Restrictive Covenants contained in instrument of record in Book 7265, page 657, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 9342, page 312 as re-recorded in Book 9735, page 931, Book 10032, page 813 and Supplemental Declaration of Covenants and Restrictions of record in Book 10306, page 817, said Register's Office.

4. All matters appearing on the Plan of record in Plat Book 9700, page 316, amended by Surveyors Certificate of Correction in Book 10995, page 618 and Book 11275, page 885, said Register's Office.

5. Subject to easement of record in Book 8992, page 63, said Register's Office.

6. Subject to H.O.A. Charter of record in Book 9607, page 534, said Register's Office.