Davidson County DEEDWARR
Recvd: 09/11/00 13:37 3pgs
Fees:15.00 Taxes:573.50

20000911-0089692

Box 44

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $155,000.00 Amy L. Sowrey **AFFIANT** Subscribed and sworn to before me, this 7th day of September, 2000. Christine L. Akers Notary Public My Commission Expires: 7-28-01

CHRISTINE L. AKERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 28, 20[illegible]

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Christopher T. Mitchell 5005 Wyoming Avenue Nashville, TN 37209	Countrywide Home Loans 450 American St. Simi Valley, Cal. 93065	103-3-196 and 103-3-218

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **VLADIMIR V. DROZDOFF AND WIFE, DONNA L. BUEHLER,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **CHRISTOPHER T. MITCHELL, UNMARRIED** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Tract I: Land in the 25th Ward of the City of Nashville, Davidson County, Tennessee, being part of the E. A. Elam 5 acre tract, and described as follows:

Beginning at a point in the southerly margin of Wyoming Avenue, 100 feet west of the westerly margin of the 50th Avenue North, at the northwest corner of the property conveyed to W. C. Sells and wife, of record in Book 1368, page 40, Register's Office for said County; thence southerly along Sells westerly line, 150.4 feet; thence westerly parallel to the southerly margin of Wyoming Avenue, 50 feet; thence northerly 150.4 feet to the southerly margin of Wyoming Avenue; thence easterly along said Avenue 50 feet to the beginning.

Tract II: Land in Davidson County, Tennessee, being part of the E. A. Elam Tract, described as follows:

Beginning at the southwest corner of the property conveyed to Melvin A. Karnes and wife, by deed from Frederick B. Rogers and wife, of record in Book 2909, page 27, Register's Office for said County; thence with Karnes southerly line westwardly 50 feet to his southwest corner, being the easterly line of the property conveyed to C. M. Holland, Sr. and wife, by deed from Ruth P. Anthony, of record in Book 2745, page 150, said Register's Office; thence with said line southwardly 101.6 feet, more or less, to Holland's southeast corner; thence eastwardly 50 feet; thence northwardly 101.6 feet, more or less, to the beginning.

Being the same property conveyed to Vladimir V. Drozdoff and wife, Donna L. Buehler by deed from John M. Pugh and wife, Gayla B. Pugh, of record in Book 9799, page 690, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

2000 Metro taxes, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

This is improved property known as 5005 Wyoming Avenue, Nashville, TN, 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person 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 8th day of September, 2000.

Vladimir V. Drozdoff

Donna L. Buehler

STATE OF NEW YORK)
COUNTY OF SUFFOLK)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DONNA L. BUEHLER**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of September, 2000.

Barbara V. Scioli
Notary Public

My Commission Expires: Feb. 9, 2002

BARBARA T. SCIOLI
Notary Public, State of New York
No. 01SC6002623
Qualified in Suffolk County
Commission Expires Feb. 9, 20 02

STATE OF NEW YORK)
COUNTY OF NEW YORK)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **VLADIMIR V. DROZDOFF**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of September, 2000.

Marsha Schreiber
Notary Public

My Commission Expires: _____

MARSHA SCHREIBER
Notary Public, State of New York
No. 43-4827167
Qualified in Richmond County
Certificate Filed in New York County
Commission Expires February 28, 2001