Davidson County DEEDWARR
Recvd: 01/05/01 15:10 2pgs
Fees:11.00 Taxes:244.20

20010105-0001885

WARRANTY DEED

BULANOV-H00379

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF December, 2000.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE, SUMNER COUNTY, TENN. EXPIRES: OCT. 9, 2002

THIS INSTRUMENT WAS PREPARED BY:
Middle Tennessee Escrow Company, LLC
113 Hazel Path, The Southall Building
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vasiliy Bulanov	First Mangus Financial Corp.	91-10-44
(NAME)	(NAME)	
5810 Leslie Avenue	5285 W. Williams Cr. Suite 2000	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee ~~37211~~ 37209	Tucson, AZ 85711	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, JOHN W. DIXON, III AND ANGELA C. DIXON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto VASILIY BULANOV, hereinafter called the Grantee(s), their heirs and assigns, that 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. 49 on the plan of a subdivision of Lots 39 and 40 in the division of the B.C. Cockrill Farm as of record in Book 332, page 41, Register's Office for Davidson County, Tennessee.

Said Lot No. 40 fronts 50 feet on the north side of Leslie Street and runs back between parallel lines, 150 feet to an alley. Said Lot No. 49 is a part of the original Lot No. 39.

Being the same property conveyed to ~~the within named grantor by Deed herein recorded simultaneously herewith~~ John W. Dixon, III and Angela C. Dixon filed for record on 2-14-96 in Book 9948, Page 332, said Register's Office.

~~unimproved~~ ( ) This is improved (X) property, known as 5810 Leslie Avenue, Nashville, Tennessee ~~37211~~ 37209

(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 and 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/our hand(s) this 21st day of December, 2000.

John W. Dixon, III

Angela C. Dixon

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, George R. Woods Sr., a Notary Public in and for said County and State, the within named John W. Dixon, III and Angela C. Dixon, the 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 contained. Witness my hand and official seal at Nashville, Tennessee, this 21st day of December, 2000.

My Commission Expires:

GEORGE R. WOODS SR. NOTARY PUBLIC AT LARGE EXPIRES: OCT. 9, 2002 SUMNER COUNTY, TENN

George R. Woods Sr.
Notary Public

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 21st day of December, 2000.

My Commission Expires _____

_____
Notary Public

AFTER RECORDING PLEASE RETURN TO:

Middle Tennessee Escrow Company, LLC
113 Hazel Path, The Southall Building
Hendersonville, Tennessee 37075