WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/11/01 09:23 2pgs
Fees:11.00 Taxes:396.27

20010411-0035661

ROBIN R. KELLER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th Day of April, 2001.

Notary Public

MY COMMISSION EXPIRES: 11/21/04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, 1535 W. Northfield Blvd., #1 Murfreesboro, TN 37129

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Valery Dikhtyar	Chase Manhattan Mortgage Corporation	Map 147
(NAME) 535 Northcrest Drive	(NAME) 780 Kansas Land, Suite B	Group 11
(ADDRESS) Nashville, TN 37211	(ADDRESS) Monroe, LA 71203	Parcel 92
(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 considerations, the receipt of which is hereby acknowledged, we, **Vernon L. Neal and Katherine E. Neal, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Valery Dikhtyar and Liya Dikhytar, husband and wife** herereinafter called the GRANTEE(S), 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. 463 on the Plan of Whispering Hills, II-C, of record in Plat Book 2663, page 66 and 67, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate legal description.

Being the same property conveyed to Vernon L. Neal and Katherine E. Cato, both unmarried (now married) by Warranty Deed of record in Book 9000, page 858, Register's Office of Davidson County, Tennessee.

Subject to any and all matters as shown onplat of record in Plat Book 2663, pages 66 & 67; of the Register's Office of Davidson County, Tennessee.

This is unimproved ( )
improved( ) property, known as 535 Northcrest Drive Nashville TN 37211
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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 5th Day of April, 2001.

Vernon L. Neal

Katherine E. Neal

Vernon L. Neal

Katherine E. Neal

STATE OF TENNESSEE)
) ss:
COUNTY OF Davidson)

Before me, the undersigned Notary Public, personally appeared Vernon L. Neal and Katherine E. Neal, who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 5th Day of April, 2001.

Robin R. Keller
NOTARY PUBLIC

ROBIN R. KELLER
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

MY COMMISSION EXPIRES: 11/21/04