Box 14-A
14908-1

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/25/02 11:37 2pgs
Fees:13.00 Taxes:407.00

20020225-0023646

JIM R. VANDERPOOL
REGISTER OF DEEDS
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF February, 2002

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PAVEL R. BUKENGOLTS (NAME)	GMAC MORTGAGE CORPORATION (NAME)	MAP 098-05,
5909 New Hope Court (ADDRESS)	P. O. Box 780 (ADDRESS)	PARCEL 046
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Waterloo, IA 50704-0780 (CITY) (STATE) (ZIP)	FB #04D-17361

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~, I, MARK S. GIPSON, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PAVEL R. BUKENGOLTS AND WIFE, ELEONORA TROYANOVSKAYA

HEREINAFTER CALLED THE GRANTEES, 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. 164 on the Plan of Resubdivision of Lot Nos. 163 and 164, Lake Park, Section 5, as of record in Book 5060, Page 77, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Mark S. Gipson and wife, Ronjulia E. Gipson, by Deed from Judy G. Bryte, of record in Book 9685, Page 880, Register's Office for Davidson County, Tennessee. And further conveyed to Mark S. Gipson, by Quitclaim Deed from Ronjulia E. Gipson, of record in Instrument No.: 20010226-0017751, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 5018, Page 360, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 5909 New Hope Court, Hermitage, TN 37076
(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 hand this 19th day of February, 2002

Mark S. Gipson
MARK S. GIPSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARK S. GIPSON, UNMARRIED

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 19th day of February, 2002.

Commission expires _____

Notary Public

JIM R. MANDEVILLE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MAY 30 2004

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County 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, a _____, 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 _____, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

Notary Public