Davidson County DEEDWARR
Recvd: 10/01/02 14:30 2pgs
Fees:13.00 Taxes:480.63

20021001-0119223

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP41298

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of September, 2002

Notary Public

MY COMMISSION EXPIRES: 7/29/06

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexander V. Davidoff	Commerce Mortgage Group	39-156
6991 Old Hickory Blvd.	611 Commerce Street, Ste. 2709	
Whites Creek, TN. 37189	Nashville, TN 37203	

FOR AND IN 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, I/WE,

Robert E. Ellis and Judith Ellis, Husband and Wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alexander V. Davidoff and Olena Davidoff, Husband and Wife

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 beginning at a point in the northerly margin of Old Hickory Boulevard, (30 feet form the centerline), thence, North 34 deg. 23 min. East 395.84 feet to an iron pin; thence, South 62 deg. 41 min. East 159.31 feet to an iron pin; thence, South 28 deg. 33 min. West 104.16 feet to an iron pin in the northerly margin of Old Hickory Boulevard; thence, with the northerly margin of Old Hickory Boulevard North 59 deg. 47 min. West 140.90 feet to a point; thence, continuing with the northerly margin of Old Hickory Boulevard North 58 deg. 40 min. West 58.70 feet to the point of beginning, containing 1.65 acres, more or less, according to survey of Payne Land Surveying, dated October 19, 1989, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Judith A. Ellis by Warranty Deed from James E. Brown, of record in Book 8876, Page 441, Register's Office for Davidson County, Tennessee.

SEE POA RECORDED IN INST # 20020228-0025517

Unimproved ( )
This is improved (X) property known as 6991 Old Hickory Blvd., Whites Creek, TN 37189

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 23rd day of September, 2002

Robert E. Ellis

Judith Ellis by Robert E. Ellis, Attorney In Fact

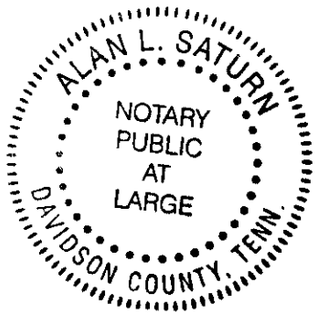
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of September, 2002

Notary Public

My Commission Expires: 7/29/2006



STATE OF TENNESSEE)
COUNTY OF DAVIDSON

On this the 23rd day of September, 2002, personally appeared Robert E. Ellis to me known to be the person who executed the foregoing instrument on behalf of Judith Ellis as Attorney in Fact, and acknowledged that Robert E. Ellis executed the same as the free act and deed of the said Judith Ellis.

Witness my hand and official seal this 23rd day of September, 2002.

Notary Public

My Commission Expires: 7/29/2006

