Davidson County DEEDWARR
Recvd: 12/18/02 15:27 2pgs
Fees:13.00 Taxes:329.30

20021218-0156391

Dav. Co. File Box 14-A
jtc file no. 15684-4

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF December, 2002

Notary Public

MY COMMISSION EXPIRES: 4/10/05
(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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
ILYA KHAYTIN	SUNTRUST BANK	Map 131-2A
(NAME)	(NAME)	
2116 Hobbs Road, L-3	1 Park Place, N.E.	Parcel 075.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Atlanta, GA 30303	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, KATHRYN BEASLEY AND HUSBAND, CHRISTOPHER FARRELL

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

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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. L-3 of Hobbs House Condominiums, a Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 4595, page 74, and amended in Book 5200, page 54, Register's Office for said County, to which plan reference is hereby made for a more complete legal description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Kathryn Beasley Gager by Deed from Aamir J. Musharraf, Javed Musharraf and spouse, Nasreen Musharraf, of record in Book 11287, Page 440, Register's Office for Davidson County, Tennessee. The said Kathryn Beasley Gager having since divorced and took her maiden name as set out in the Final Divorce Decree, Docket #98D-3540, Volume Book 528, page 96818, Fourth Circuit Court Clerks Office of Davidson County, Tennessee.

THIS conveyance is subject to Master Deed of Hobbs House Condominium, of record in Book 5289, Page 515, amended in Book 5292, page 958, Book 5293, page 612, and Book 7802, page 299, and By-Laws of record in Book 5289, page 558, amended in Book 6822, page 893 and Book 7824, page 974, said Register's Office;

CONTINUED ON PAGE TWO

unimproved ( )
This is improved (X) property, known as 2116 Hobbs Road, L-3, Nashville, TN 37215
(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 our hand s this 11th day of December, 2002

KATHRYN BEASLEY

CHRISTOPHER FARRELL

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 KATHRYN BEASLEY AND HUSBAND, CHRISTOPHER FARRELL

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 11th day of December, 2002.

Commission expires 4/10/05

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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

CONTINUATION OF LEGAL DESCRIPTION

easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

Christopher Farrell, spouse of the above named Kathryn Beasley, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.