E

BOOK 11480 PG. 417

WARRANTY DEED

H-RPH-DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF May 19 99

_____
Notary Public

MY COMMISSION EXPIRES: Exp. 03/24/2001
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

1310 Memorial Blvd., Springfield, TN 37172
122 Heritage Park Dr., Ste. 200, Murfreesboro, TN 37129
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vulice Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W, Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Valery Dikhtyar (NAME)	Same (NAME)	MAP 171-08C
734 Huntington Parkway (ADDRESS)	(NAME)	GROUP
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	PARCEL 11CO &12CO

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, Randall Phillips Homes, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Valery Dikhtyar and wife, Liya Dikhtyar

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:

Being Lot No. 11 and 12 on the Plan of Williamsburg at Brentwood, Section 2, as of record in Book 9700, Page 692, 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 Randall Phillips Homes,LLC by deed from Beazer Homes Corporation dba Phillips Builders, Inc, a Tennessee Corporation of record in Deed Book 10797, page 35, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 9931, page 627, Book 10301,Page 182, Book 10640, Page 953, Book 10301, Page182 Book 10640, Page 953 and Book 10853, Page 518

This conveyance is subject to any and all zoning regulation, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

MAIL ENV.

99 MAY 17 AM 10:03

DAVIDSON COUNTY, TN

0587481

IDENTIFICATION REFERENCE

unimproved ( )
This is improved (X) property, known as 5830/5834 Petersburg Lane, Brentwood, TN 37027
(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 14th day of May, 19 99

Randall Phillips Homes, LLC
By: _____
H. Jason Phillips, Secretary

STATE OF TENNESSEE
COUNTY OF

.Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____ 19_____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared H. Jason Phillips and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Secretary and _____ respectively of the Randall Phillips Homes, LLC the within named bargainor, and corporation, and that he as such Secretary 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 H. Jason Phillips as such Secretary, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Hendersonville, TN 37075 on this the 14th day of May 19 99 .

My commission expires _____ Notary Public

MELODY M. JENKINS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002

RETURN TO:
CUMBERLAND TITLE COMPANY

- [X] 313 E. Main Street, Suite 5, Hendersonville, Tennessee 37075
- [ ] 1187 Vultee Boulevard, Nashville, Tennessee 37217
- [ ] 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- [ ] 111 W. College Street, Murfreesboro, Tennessee 37130
- [ ] 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- [ ] 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- [ ] 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11480 PG. 419

CO	- CONVEYANCE	CC	- CERTIFIED COPY	MISC	- MISCELLANEOUS
MO	- MORTGAGE	REL	- RELEASE	CO TX	- STATE TAX CONVEY
WD	- WARRANTY DEED	UCC	- UNIFORM COMMERCIAL CODE	MO TX	- STATE TAX MORT
TD	- TRUST DEED	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0587481

INSTRUMENT # REFERENCE

99 MAY 17 AM 10:03

DAVIDSON COUNTY, TN.

CHANT	35000.00
CON TX	203.50
PRFEE	1.00
MTGFEE	8.00
CFEE	2.00
TOTAL	214.50
CHECK	214.50

05/17/99 01 10:07 0001 6583

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1461211