WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 114,900.00

Edna S. Edmondson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF April, 20 00

Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

Instr:200004100035825 Page: 1 OF 2
REC'D FOR REC 04/10/2000 1:02:40PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $425.13

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edna S. Edmondson	New Owner	MAP 73-13
(NAME)	(NAME)	
9504 Grenville Avenue		PARCEL 172
(ADDRESS)	(ADDRESS)	
Las Vegas, NV 89134		
(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, Paul C. Koulakov

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edna S. Edmondson and husband, Julian D. Edmondson and David C. Edmondson and Arvell A. Edmondson, both unmarried, as joint tenants with right of survivorship. 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. 4, on the Plan of Henderson Gardens, Section 1, of record in Book 2900, Page 75, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the southeasterly margin of Rosebank Avenue, the common corner of Lots Nos. 4 and 5; thence southeasterly with the line between said two lots 125.9 feet to a point; thence south 21 deg. 57' west 111.7 feet to a point in the northeasterly margin of Welcome Lane; thence northwesterly with the margin of said Lane 111 feet to the beginning of a curve; thence northeasterly around said curve 39.27 feet to a point in the southeasterly margin of Rosebank Avenue; thence with the margin of the same northeasterly 117 feet to the point of beginning.

BEING the same property conveyed to Paul C. Koulakov, unmarried by deed from Grace C. Richey, a widow, of record in Book 9566, Page 945, Register's Office for said County.

This conveyance is made subject to: (1) 2000 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2900, Page 75, said Register's Office; and (3) Sewer Easement of record in Book 4147, Page 269, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1807 Rosebank Avenue, Nashville, TN 37216-4123
(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 7th day of April, 20 00

Paul C. Koulakov

Paul C. Koulakov

FILE BOX 45

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 Paul C. Koulakov

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 7th day of April 2000.

Commission expires March 24, 2001

Notary Public

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 or proved to me on the basis of satisfactory evidence) and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, 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 corporation, 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 _____ 20_____ .

My commission expires _____

_____
Notary Public