STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Instr:200007270074123 Page: 1 OF 2
REC'D FOR REC 07/27/2000 10:17:25AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $462.13

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 26th day of July, 2000.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: MY COMMISSION EXPIRES July 26, 2003

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Simone Sarkisov and Tatiana Sarkisov
517 Adamwood Drive
Nashville TN 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 147-10-0 193.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James E. Taulman and wife, Mary N. Taulman** hereinafter referred to as Grantors, hereby transfers and conveys to **Simone Sarkisov and wife, Tatyana Sarkisov** hereinafter referred to as 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. 26 on the Plan of Parkview Estates, Section II, of record in Plat Book 3700, page 87, Register's Office for said County.

Said Lot No. 26 fronts 93.45 feet on the southerly margin of Adamwood Drive, and extends back 140.78 feet on the easterly line, and 136.0 feet on the westerly line to a dead line on the rear on which it measures 84.05 feet.

Being the same property conveyed to James E. Taulman and wife, Mary N. Taulman by deed from William S. King and wife, Nancy D. King by instrument of record in Book 5868, page 988, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 3700, Page 87, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4094, Page 686, Register's Office for Davidson County, Tennessee.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 517 Adamwood Drive, Nashville TN 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 26th day of July, 2000.

James E. Taulman

Mary N. Taulman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E. Taulman and wife, and Mary N. Taulman, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of July, 2000.

Notary Public

10/22/01
My Commission Expires

02183-ST