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Realty Title
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PREPARED BY

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W & I Ref: (sk) Title No: 41901
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 09/06/00 10:00 3pgs
Fees:15.00 Taxes:444.00
20000906-0087912

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael Silver Eleonora Astafyeva 221 Carriage Drive Nashville, TN 37209	GMAC Mortgage Corporation 8360 Old York Road Elkins Park, PA 19177-1590

TAX MAP-PARCEL NUMBERS: 142-02-166

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 120,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Maria M. Fortenberry, unmarried** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Michael **Silver and spouse, Eleonora Astafyeva,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 211 on the Plan of Cross Timbers, Section 4 of record in Plat Book 4175, page 54, Register's Office for said County.

SAID Lot No. 211 fronts 82.0 feet on the broken northerly margin of Carriage Drive and extends back 150.0 feet on the easterly line and 150.43 feet on the westerly line to a dead line in the rear, measuring 85.26 feet thereon.

BEING the same property conveyed to Marion E. Fortenberry and wife, Maria M. Fortenberry by deed from Hillsboro Homes, Inc. of record in Book 4452, page 158 and re-recorded in Book 4500, page 135, Register's Office for Davidson County, Tennessee. The said Marion E. Fortenberry has since died.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4175, Page 54, said Register's Office, which Plan shows a 40 foot minimum building setback line from Carriage Drive and 10 foot easement for public utility purposes along the rear line(s), and a 2.5 x 30 foot utility anchor easement located on the southeasterly front corner of said lot.

This instrument is executed on behalf of Maria M. Fortenberry by Ronald Fortenberry as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 221 Carriage Drive, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of August, 2000.

Maria M. Fortenberry

Maria M. Fortenberry, By: Ronald Fortenberry, Atty-In-Fact

Maria M. Fortenberry

Maria M. Fortenberry, by: Patricia Burke, Atty-in-Fact

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 **Ronald Fortenberry**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Maria M. Fortenberry**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 31st day of August, 2000.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said Coutny and state, the within named Patricia Burke with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Maria M. Fortenberry, as Attorney-in-Fact, as afree act and deed of the said Principal.

Witness my hand and official seal this the 31st day of August, 2000

Notary Public

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2003

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 120,000.00

Affiant

Sworn and subscribed before me on the 31st day of August, 2000.

Notary Public

My Commission Expires: 3-28-2002

EXHIBIT "A"
To
WARRANTY DEED

FROM: Marion E. Fortenberry and Maria M. Fortenberry

TO: Mikhail Silver and Eleonora Astafyeva

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saieth not.

Ronald Fortenberry, Affiant

Sworn to and subscribed before me this 31st day of August, 2000.

Notary Public

My Commission Expires:

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004