FILE BOX 45

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/16/00 13:18 2pgs
Fees:11.00 Taxes:362.60
20001016-0102480

ZANA C. PEEPLES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,000.00
Igor Karagadayev
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF October 20 00

Notary Public

MY COMMISSION EXPIRES: March 29, 2003
(AFFIX SEAL)

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
Igor Karagadayev (NAME)	Sunshine Mortgage Corporation (NAME)	MAP 108-16
1104 Oakway Court (ADDRESS)	P. O. Box 9274 (ADDRESS)	PARCEL 266
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Marietta, GA 30065 (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, Frank P. Lashlee, Jr. and wife, Kelley Lashlee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Igor Karagadayev and wife, Antonina Karagadayev

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:

Land in Davidson County, Tennessee, being Lot No. 56B on the plan of the Zone Lot Division of Lot No. 56 of Section III, of Percy Priest Woods, of record in Plat Book 6250, Page 148, amending Plat Book 5200, Page 789, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Frank P. Lashlee, Jr. by deed from Michael D. Bowles and wife, Louanne P. Bowles, of record in Book 9859, Page 281, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 5984, Page 865; Book 6020, Page 270; Book 6353, Page 307; Book 10420, Page 228; Book 11044, Page 988; and Book 6250, Page 148, Register's Office for said County.

This conveyance is made subject to: (1) 2000 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 148, amending Plat Book 5200, Page 789, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1104 Oakway Court, Nashville, TN 37214
(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 6th day of October, 20 00

Frank P. Lashlee, Jr.

Kelley Lashlee

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 Frank P. Lashlee, Jr. and wife, Kelley Lashlee

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 6th day of October, 2000.

Commission expires March 29, 2003

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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