WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF January, 2001.

Notary Public

My Commission Expires: 8/5/02
(AFFIX SEAL)

HENRY E. RAGLE, IV NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires AUG. 5, 2002

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. SUITE 210, FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Genady Prutianov 725 Muskhogean Ct. Antioch, TN. 37013	Same	pt. of 172-79

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **R. Dudley Smith, Jr., as to a 45 % undivided interest; Elizabeth G. Patton, as to a 27.5% undivided interest; and Mary V. Patton; as to a 27.5% undivided interest** hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto, **Genady Prutianov,** married hereinafter called Grantee, 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. 114 on the Plan of Phase One, Highlands of Brentwood (formerly Brentwood Highlands) of record in Book 9700, page 857, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to R. Dudley Smith, Jr., Elizabeth G. Patton, and Mary V. Patton by warranty deed from Fox Ridge Homes, Inc., of record in Instrument Number 20001120-0114704, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes for the year 2001 and subsequent years, a lien which is not yet due and payable.

b. The Plan of record in Book 9700, page 773, as revised in Book 9700, page 857, Register's Office for Davidson County, Tennessee.

c. Restrictive covenants contained in Book 11189, page 612; Book 11356, page 815; and Book 11629, page 906, Register's Office for Davidson County, Tennessee.

d. Easement for Sanitary Sewer of record in Book 7461, page 773, Register's Office for Davidson County, Tennessee.

e. Easement for Sanitary Sewer of record in Book 7461, page 805, Register's Office for Davidson County, Tennessee.

f. Easement for Ingress/Egress of record in Book 11189, page 612, Register's Office for Davidson County, Tennessee.

g. Easement for Bell South of record in Book 11608, page 467, Register's Office for Davidson County, Tennessee.

h. Quitclaim Deeds for Open Space of record in Book 11629, page 909 and Instrument #200004070035205, Register's Office for Davidson County, Tennessee.

i. Homeowners' Association Charter of record in Book 11595, page 872, Register's Office for Davidson County, Tennessee.

j. By-Laws of record in Book 11356, page 840, Register's Office for Davidson County, Tennessee.

k. All other easements and restrictions of record in said Register's Office.

Davidson County DEEDWARR
Recvd: 01/09/01 14:20 2pgs
Fees:11.00 Taxes:92.50

20010109-0002889

NS 3119

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: (X)
This is improved: ( ) property, known as Lot 114, Highlands of Brentwood, Brentwood, Tennessee 37027.

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 person 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 3RD day of JANUARY, 2001.

Elizabeth G. Patton (27.5% interest)

R. Dudley Smith, Jr. (45% interest)

Mary V. Patton (27.5% interest)

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, Elizabeth G. Patton, R. Dudley Smith, Jr., and Mary V. Patton., within named bargainors, 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, in Franklin, Tennessee, the 3RD day of JANUARY, 2001.

Notary Public

My commission expires: 8/5/02

NOTARY PUBLIC AT LARGE

M/C ... AUG. 5, 2002