Prepared by and return to:
Elite Title Company LLC
109 Westpark Drive, Suite 100
Brentwood, Tn 37027
(615) 850-4221

Davidson County DEEDWARR
Recvd: 03/29/01 08:59 3pgs
Fees:15.00 Taxes:331.89
20010329-0030132

# Warranty Deed

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Rodney C. Oakley and wife, Valerie Oakley** hereinafter referred to as "Grantor(s)") have this day, bargained and sold and do hereby transfer and convey unto (hereinafter referred to as "Grantee(s)"), **Madlen Sadirdzhanyan** it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), its successors and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 23 day of March 2001.

Rodney C. Oakley

Valerie Oakley

STATE Of Tennessee
COUNTY Of Wilson

Before me, the undersigned, a Notary Public and for said County and State aforesaid, personally appeared, **Rodney C. Oakley and wife, Valerie Oakley** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and official seal, this 28 day of March 2001.

Notary Public
My Commission expires:

NOTARY PUBLIC

STATE Of Tennessee
COUNTY Of Wilson

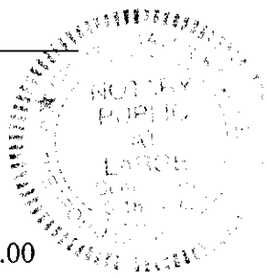
The actual consideration or value, whichever is greater, for this transfer is $89,700.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Jennifer Peters
Affiant

Subscribed and sworn to before me this 28 day of March 2001.

Notary Public

My Commission expires:



Map and Parcel Numbers: 90/15/42.00

**Address of New Owner:**
478 Sunliner Drive
Nashville, TN 37209

**Send Tax Bills To:**
same

6-010082

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 303 of the Plan of Charlotte Park, Section VI of record in Plan Book 2900, page 7-8 of the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Rodney C. Oakley from Judy C. Ladd, unmarried by Warranty Deed dated June 21, 1996 and recorded in Book 10097, page 61 of the Register's Office for Davidson County, Tennessee.

(6-010082/1)