RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $167,500.00

Cynthia G. Otto
Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Subscribed and sworn to before me, this .

Mitchell A. Watts
Notary Public
My commission expires: 9-29-01

Davidson County DEEDWARR
Recvd: 04/23/01 08:55 2pgs
Fees:11.00 Taxes:619.75

20010423-0039652

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Cynthia G.Otto	CTX Mortgage Company	114-14
709 Woodland Way	P. O. Box 199000	O-A
Nashville TN 37209	Dallas, TX 75219	087.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Sergey A. Krupenko and wife, Natalia I. Krupenko, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James B. Otto and wife, Cynthia G. Otto, hereinafter called the Grantees, their successors 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. 87, Section I, Woodland Forest, a Planned Unit Development, as shown on plan of record in Plat Book 6900, pages 534-536, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Sergey A. Krupenko and wife, Natalia I. Krupenko by deed from Herbert D. Taylor and wife, Susan K. Taylor dated 10/15/95 and recorded 10/19/95 in Book 9833, page 110, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 709 Woodland Way, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 18th day of April, 2001.

By Sylvia Haneberg
Sergey A. Krupenko Attorney in Fact
Sergey A. Krupenko
by: Sylvia Haneberg, Attorney in Fact

By Sylvia Haneberg
Natalia I. Krupenko Attorney in Fact
Natalia I. Krupenko
by: Sylvia Haneberg, Attorney in Fact

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 SYLVIA HANEBERG, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that SHE executed the within instrument for the purposes herein contained, and who further acknowledged that SHE is the attorney in fact for SERGEY A. KRUPENKO AND WIFE, NATALIA I. KRUPENKO and that SHE is authorized by THEM to execute this instrument on THEIR behalf.

Witness my hand and official seal at Brentwood, Tennessee, this 18th day of April, 2001.

SCOTT HUBBARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires MAR. 27, 2005

Commission Expires

Notary Public