Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 18437**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $340,000.00. Affiant Subscribed and sworn to before me, this 31st day of October, 2001. Notary Public My Commission Expires:

My Commission Expires
September 25, 2004

WARRANTY DEED

Address New Owner: Mr. Denis Arkhipov 716 Sweet Cherry Court Nashville, TN 37215	**Send Tax Bills To:** CTX Mortgage P.O. Box 199001 Dallas, TX 75219-9000	**Tax Information:** MAP 131-6-H PAR 87.00 CO FB 07DA 93359

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, ROBERT A. PHILLIPS, JR. AND WIFE, BARBARA D. PHILLIPS ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to DENIS ARKHIPOV ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 716 Sweet Cherry Court, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of October, 2001.

ROBERT A. PHILLIPS, JR.

BARBARA D. PHILLIPS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, ROBERT A. PHILLIPS, JR. AND WIFE, BARBARA D. PHILLIPS, 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, at office, this 31st day of October, 2001.

My Commission Expires: _____

Notary Public

My Commission Expires
September 25, 2004

Davidson County DEEDWARR
Recvd: 11/08/01 10:53 2pgs
Fees:13.00 Taxes:1258.00

20011108-0122799

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Village of Cherry Glen Phase 4, as of record in Plat Book 9700, page 664, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert A. Phillips, Jr. and wife, Barbara D. Phillips by deed from Weekley Homes, L.P., a Delaware limited partnership of record in Book 11388, page 499, said Register's Office.

This conveyance is made subject to (1) Restrictions of record in Book 9882, page 739, amended in Book 11186, page 932, made applicable in Book 11323, page 247, Book 6517, page 522, amended in Book 6778, page 536 and in Book 9882, page 733; (2) By-Laws of record in Instrument No. 200002040011736, amended and restated in Instrument No. 200003240030195; (3) Charters of record in Book 6517, page 505, amended in Book 6921, page 216, Book 9983, page 930, Book 6517, page 511, amended in Book 6921, page 214, Book 6665, page 1, amended in Book 6921, page 210; (4) Easement of record in Book 8919, page 779; and (5) All matters appearing on the Plan of record in Plat Book 6900, pages 55 and 304 and in Plat Book 9700, page 182 and Plat Book 9700, page 664, said Register's Office.